

Trade Counter, Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Units 19 - 20

Basingstoke Business Centre, Winchester Road, Basingstoke, RG22 4AU

Prominent Trade Counter/Showroom units.

2,400 to 2,440 sq ft

(222.97 to 226.68 sq m)

- Available as a whole, or two units of 2,400 sq ft each
- The units benefit from prominent main road frontage onto Winchester Road.
- New lease terms.
- Estate was comprehensively refurbished in 2020.
- Prominent trading estate location adjacent to B&Q and St. Michael's Retail Park.
- Manual sectional 'up and over' loading door with separate pedestrian access.

[curchodandco.com](https://www.curchodandco.com) |

Chartered surveyors, land property & construction consultants

Units 19 - 20, Basingstoke Business Centre, Winchester Road, Basingstoke, RG22 4AU

Summary

Available Size	2,400 to 2,440 sq ft
Rent	£20.00 per sq ft
Rates Payable	£15,593.75 per annum
Rateable Value	£31,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.44 per sq ft
EPC Rating	D

Description

Basingstoke Business Centre comprises 24 individual units of interest to a mixture of trade counter, retail, showroom and commercial uses. Occupiers on the estate include Bubbles Bathroom & Tiles showroom, Greys Decorating Supplies, Basingstoke Fireplace Centre, The Carpet Trade Centre, CRS Electrical supplies and Action Trophies.

The subject units are positioned facing Winchester Road, and are available as a single unit, or two units of 2,400 sq ft each.

Location

Basingstoke Business Centre is in a prominent location fronting the Winchester Road, and sandwiched between B&Q, the newly created St. Michael's Retail Park and Brighton Hill Retail Park.

The estate is approximately 2 miles south of the town centre and the Basingstoke Ring Road system. Basingstoke is strategically located in the heart of Southern England. It lies 45 miles south west of London linked by the M3 motorway at Junctions 6 & 7, and also served by a frequent rail service to Waterloo. The lower section of the M3 motorway ultimately provides a link to the south coast ports. Basingstoke is a vibrant town with a strong economy, already home to a number of large international employers and support companies.

Accommodation

The accommodation comprises the following areas:

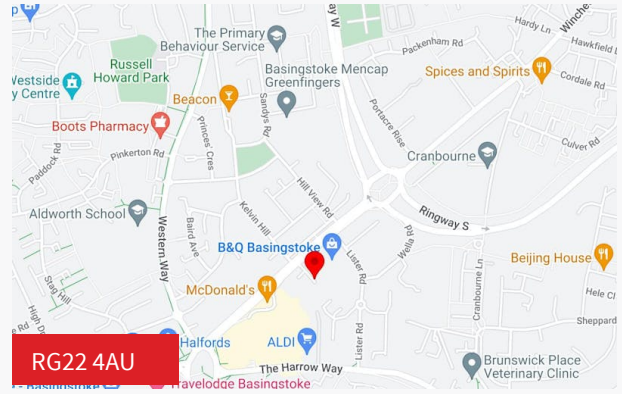
Name	sq ft	sq m	Availability
Unit - 17-18	2,426	225.38	Let
Unit - 19-20	2,440	226.68	Under Offer
Total	4,866	452.06	

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Terms

A new FRI lease to be agreed, for a term of 5 years, subject to periodic rent reviews, contracted outside of the Landlord & Tenant Act 1954, Part II (as amended).



Viewing & Further Information

Tom Clancy
01256 462222 | 07720 091337
tclancy@curchodandco.com

Tom Nurton
01256 462222 | 07741 551255
tnurton@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 10/04/2024