



## Unit 2

Enterprise Court, Basingstoke, RG24 8GE

## Light Industrial Premises

872 sq ft  
(81.01 sq m)

- Not suitable for motortrade/car repair
- Immediately Available
- 3 Phase Power Supply
- Car Parking /Loading in front

## Summary

Available Size	872 sq ft
Rent	£12,500.00 per annum
Rates Payable	£4,491 per annum
Rateable Value	£9,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£936.47 per annum
EPC Rating	D (82)

## Description

Ideal starter units on a popular well-managed estate. Unit 2 has a clear span warehouse/industrial space suitable for various tenants fit-out requirements. Within the unit is a WC with wash hand basin and electric water heater (not tested). There is car parking and loading to the front of the unit.

## Location

Enterprise Court is located within the Daneshill Industrial Estate area to the north east of Basingstoke. The development is well situated for access to the A339 ring road, approximately 1/2 mile distant and access to Junction 6 of the M3 and Junction 11 of the M4 motorways respectively.

## Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m	Availability
Unit	872	81.01	Available
<b>Total</b>	<b>872</b>	<b>81.01</b>	

## Specification

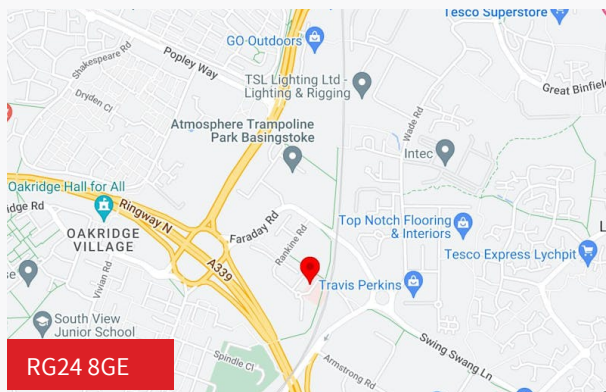
- Eaves Height 12'5" (3.8m) rising to 13'1" (4m)
- Manually operated loading door 9'6" (2.9m) wide x 10'2" (3.1m) high
- Fluorescent strip lighting & translucent roof panels
- 3 phase electricity supply available

## Terms

A new fully repairing and insuring lease to be granted outside the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954, part II (as amended).

## 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.



## Viewing & Further Information

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