



FULLY REFURBISHED

Unit 12 Enterprise Court

Rankine Road, Basingstoke, RG24 8GE

Fully Refurbished - Industrial/Warehouse Premises

1,994 sq ft

(185.25 sq m)

- New Kitchen/ Toilets
- Redecorated
- Parking for 5+ cars plus loading access with private forecourt.
- Located within the popular Daneshill Industrial Estate.
- New lease terms.
- Not suitable for Motor vehicle repair or servicing

Summary

Available Size	1,994 sq ft
Rent	£25,000 per annum
Rates Payable	£9,730.50 per annum
Rateable Value	£19,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2,141.60 per annum
EPC Rating	E (105)

Description

Light industrial premises located within a popular industrial estate.

- Minimum eaves height 20' 3" [6.2m]
- Refurbished Male and female WC's
- Warehouse and first floor offices
- Manually operated loading door 14' 6" [4.46 m] high x 11'45" [3.49 m] wide
- Car Parking and loading.
- LED lighting throughout.
- Gas supply and three-phase power distribution
- Kitchen with staff breakout area.

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 ½ mile distant and the A33 Reading trunk road, providing onward access to Junction 6 of the M3 and Junction 11 of the M4 motorways respectively.

Accommodation

The accommodation comprises the following areas:

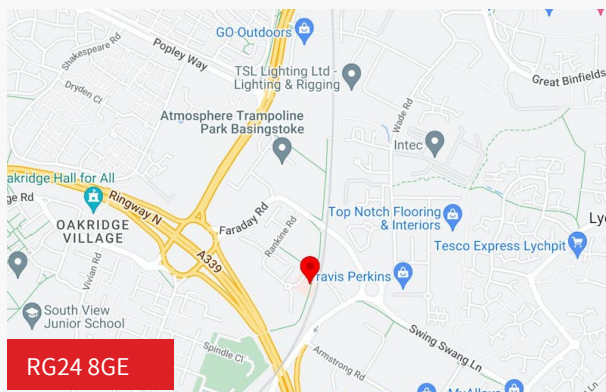
Name	sq ft	sq m
Unit - 12	1,994	185.25
Total	1,994	185.25

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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