

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



5 Bear Court

Basingstoke, RG24 8QT

Warehouse/ Industrial Premises with large mezzanine

2,918 sq ft

(271.09 sq m)

- Electric roller shutter loading doors.
- 3 Phase Power
- Eaves Height rising to 6.77m
- Large Mezzanine

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Summary

Available Size	2,918 sq ft
Rent	£27,500.00 per annum
Rates Payable	£7,235.50 per annum
Rateable Value	£14,500
Service Charge	£610.69 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£610.69 per annum
EPC Rating	D (96)

Description

Bear Court comprises a modern two terraced development mono pitch steel framed, light industrial units with minimum eaves height of 4 metres, rising to 6.7 metres, with onsite parking and loading areas.

Unit 5 is fitted with a large mezzanine. With kitchenette and male/female toilets to the rear of the building.

The property is available individually or together with Unit 4.

Location

The premises are situated on the Daneshill East Industrial Estate about 2 miles to the east of the centre of Basingstoke. The mainline railway station and Junction 6 of the M3 are both within a few minutes drive.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Unit	Industrial / Warehouse	1,964	182.46
Mezzanine	Industrial / Warehouse	955	88.72
Total		2,919	271.18

Viewings

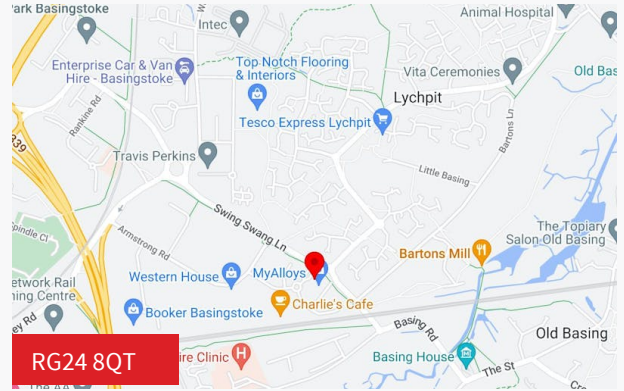
To make an appointment to view and for all further information please contact the sole marketing agents

Terms

Available on a new lease for a term to be agreed with the landlord.

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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