

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Unit 1

Enterprise Court, Basingstoke, RG24 8GE

Light Industrial Premises

885 sq ft

(82.22 sq m)

- Available Dec 2023
- Ideal Starter Unit
- Immediately Available
- 3 Phase Power Supply
- Car Parking /Loading in front

Summary

Available Size	885 sq ft
Rent	£12,500 per annum
Rates Payable	£4,540.90 per annum
Rateable Value	£9,100
Service Charge	£936.47 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (117)

Description

Ideal starter units on a popular well-managed estate. Unit 1 has a clear span warehouse/industrial space, with a partitioned office and kitchenette 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	Rent	Availability
Unit	885	82.22	£12,500 per annum	Available
Total	885	82.22		

Specification

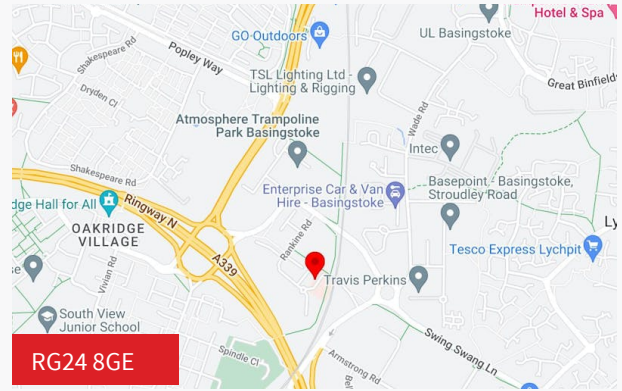
- Eaves Height 12'5" (3.8m) rising to 13'1" (4m)
- Manually operated loading door 9'6" (2.9m) wide x 10'2" (3.1m) high
- Fluorescent strip lighting & translucent roof panels
- 3 phase electricity supply available

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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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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