



## Unit C, Loddon Business Centre

Roentgen Road, Basingstoke, RG24 8NG

## MODERN BUSINESS UNIT / OFFICE UNIT

2,069 sq ft

(192.22 sq m)

- 6 car parking spaces
- Suspended ceilings
- Carpets
- 3 compartment perimeter trunking
- Well presented estate

## Summary

|                |                      |
|----------------|----------------------|
| Available Size | 2,069 sq ft          |
| Rent           | £23,000.00 per annum |
| Rates Payable  | £8,108.75 per annum  |
| Rateable Value | £16,250              |
| Service Charge | Upon Enquiry         |
| EPC Rating     | D (88)               |

## Description

The Loddon Business Centre comprises a mixture of 2 storey office/business units, each with their own front door and parking to the front of them.

The available accommodation comprises the whole of Unit C which is set out on ground and first floors. Externally, there is space for 6 cars. The premises also benefits from a double width passenger door to make it easy to move goods in and out of the premises if required.

## Location

Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke is a major centre for commerce and industry with many national companies located here and it benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 150,000.

The Loddon Business Centre is positioned in Roentgen Road on the established Daneshill estate, approximately one mile north east of the town centre and half a mile from the A33 Reading Road. Junction 6 of the M3 motorway is approximately one mile to the south. Nearby amenities are offered at Chineham Shopping Centre and the Hampshire Court Hotel and leisure complex.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Ground       | 1,035        | 96.15         | Available    |
| 1st          | 1,034        | 96.06         | Available    |
| <b>Total</b> | <b>2,069</b> | <b>192.21</b> |              |

## Viewings

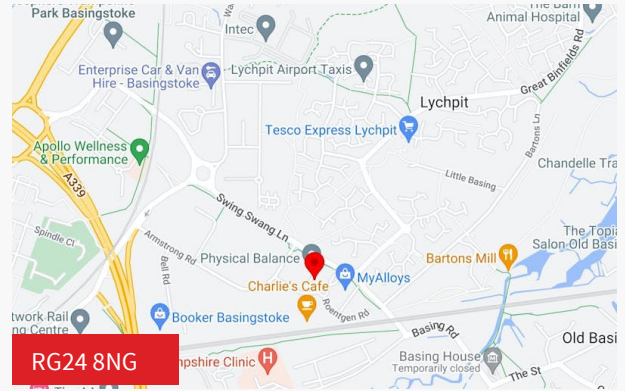
Strictly by appointment through the joint agents.

## Terms

New lease for a term by arrangement to be outside the Security of Tenure and compensation provisions of the Landlord & Tenant Act 1954, subject to vacant possession.

## 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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