

# Industrial / Warehouse

TO LET



**CURCHOD&CO**

INCORPORATING LONDON CLANCY



## Unit 8, Moniton Trading Estate

West Ham Lane, Basingstoke, RG22 6NQ

## Industrial Unit / Warehouse

1,505 sq ft

(139.82 sq m)

- Good transport links via M3 (J6 & J7)
- Nearby occupiers include Merityre, Thrifty Car and Van Rental & Advanced Motor Supplies Ltd
- EV Charging Point
- Up and over loading door (3.21m (width) x 4.20m (height))
- Minimum clear height 5.07m

## Summary

Available Size	1,505 sq ft
Rent	£14.00 per sq ft
Rates Payable	£5,738.50 per annum
Rateable Value	£11,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

Unit 8, Moniton Trading Estate is an industrial unit of steel portal frame construction and metal clad elevations, beneath a pitched, profile metal clad roof with translucent skylights. The property is set in a gated yard within the estate, where there is allocated parking for the unit and an EV charging point.

Internally the property is specified with a concrete floor, LED spotlighting, three phase power supply and WC facilities. Currently, the property has a large office installation in the warehouse, which is due to be removed by the outgoing tenant to provide a clearspan warehouse thereafter.

## Location

The property is situated within the Moniton Trading Estate in Basingstoke which is a popular industrial location 2.2 miles west of the town centre.

The mainline railway station and Junctions 6 & 7 of the M3 are both within a few minutes drive. Basingstoke has direct links to London Waterloo Station which takes approximately 45 minutes, as well as good access to the South-Coast and West Country too.

## Terms

The accommodation is available on the basis of a new FRI lease for a term to be agreed. The lease is to be contracted outside the Security of Tenure Provisions of the Landlord & 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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