



8 Devonshire Business Park

Basingstoke, RG21 6XN

A HIGH SPECIFICATION INDUSTRIAL/WAREHOUSE UNIT

1,557 to 2,664 sq ft
(144.65 to 247.49 sq m)

- Substantial mezzanine floor, offering storage or office capabilities available by separate negotiation
- High specification throughout
- Modern business estate in the popular Houndmills Industrial/Trade area of Basingstoke
- Built around 2006
- No VAT

8 Devonshire Business Park, Basingstoke, RG21 6XN

Summary

Available Size	1,557 to 2,664 sq ft
Rent	£22,575 per annum
Rates Payable	£7,353.75 per annum
Rateable Value	£13,250
Service Charge	Upon Enquiry
VAT	Not Elected
Estate Charge	TBC
EPC Rating	B (45)

Description

The development is situated in Knights Park Road, off the main Houndmills roundabout on the Houndmills Industrial Estate. The ringroad offers direct access to junction 6 of the M3 motorway (within 1 1/2 miles). Alternatively, the town centre and railway station can be accessed via Kingsclere Road through the Houndmills estate.

Devonshire Business Park is a courtyard scheme of modern "high tech" and industrial/warehouse units. Unit 8 is a steel portal frame construction with attractive cladding, brickwork and glazing features, and with a concrete load bearing floor at ground level. Parking is arranged directly in front of the premises for up to 2/3 cars / vehicles.

The ground floor is arranged mainly as an open plan warehouse/workshop unit, together with a well specified storage mezzanine platform, which has been installed by the outgoing tenant. This includes a suspended ceiling with LED lighting underneath, providing good clearance of 2.4m. The ground floor provides 1 wc (disabled). There is a metal staircase leading to the first floor mezzanine platform, which has been fitted to a high specification, and includes anti static rubber interlocking tiles and a teapoint/kitchenette. There is also a separate server room / storage area to the rear, which has been partitioned off.

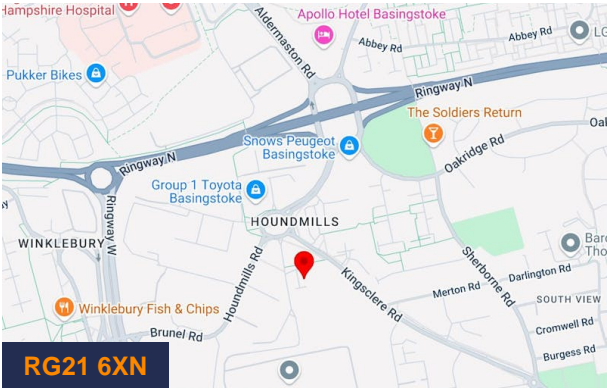
The mezzanine is being offered by separate negotiation by the outgoing tenant and has currently been used for storage, albeit it may be possible to fit out additional offices.

Location

The town centre lies approximately 45 miles southwest of London and is served by junctions 6 & 7 of the M3 motorway, easy access is afforded to Heathrow, Gatwick and Southampton airports. Fast and frequent rail services run to the heart of London (Waterloo is 45-50 minutes travel time). Basingstoke's internal road system is highly efficient and the ringway is accessible within a couple of minutes drive from Devonshire Business Park.

Terms

A new fully repairing and insuring lease to be granted on terms to be agreed.



Viewing & Further Information



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