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INCORPORATING  
WOODFORD & CO

**FOR SALE**

**INDUSTRIAL/WAREHOUSE UNIT**  
**2,715 sq ft (252 sq m) including mezzanine**  
**FOR SALE**



**UNIT D, PRISMA PARK**  
**BERRINGTON WAY, BASINGSTOKE, RG24 8GT**

- 4 parking spaces
- 6.9 m eaves height
- Loading door 2.95 m (w) x 4.5 m (h)
- LED lighting to warehouse
- Three phase power supply

## ***Unit D, Prisma Park, Berrington Way, Basingstoke, RG24 8GT***

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### **LOCATION:**

Basingstoke is a major centre for commerce and industry with a borough population of approximately 150,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Unit D Prisma Park is located at Berrington Way, just off Wade Road. It is therefore easily accessible to both the Chineham Shopping Centre, and also to the Ring Road and therefore junction 6 of the M3. There is also a regular bus service to the town centre.

### **DESCRIPTION:**

The property comprises a high profile steel clad end of terrace unit. It is divided to provide an office at ground floor with a mezzanine above. It benefits from LED lighting in the warehouse, and a full height loading door. There are 4 car spaces to the front of the unit.

### **FLOOR AREAS:**

The building has a gross internal floor area of:

Office	394 sq ft ( 36.61 sq m)
Warehouse	1,895sq ft (176.05 sq m)
Mezzanine floor	426 sq ft ( 39.57 sq.m)
<b>TOTAL</b>	<b>2,715 sq ft (252.23 sq m)</b>

### **TENURE:**

For sale freehold with vacant possession at £360,000 plus VAT.

### **RATES:**

We have been informed by the local authority that the units have a rateable value of £18,500 at a rate of £0.48p in the pound.

### **ENERGY RATING:**

D-92.

### **LEGAL COSTS:**

Each party is to be responsible for their own legal costs

### **VIEWING:**

By appointment through the sole agents:



**[brian.pickett@bdt.uk.com](mailto:brian.pickett@bdt.uk.com)** or  
**[richard.thomas@bdt.uk.com](mailto:richard.thomas@bdt.uk.com)**

Ref: BRP/dal/18/DPrismaPark/18.09.18