



bdt
INCORPORATING
WOODFORD & CO

FOR SALE

WORKSHOP/STORAGE UNIT(s)

FOR SALE (Long Leasehold) OR MAY LET

**AVAILABLE AS A WHOLE
BUT WITH POTENTIAL FOR FUTURE SUBLETTING OF PARTS
9,303 SQ FT (864 SQ M)**



**UNITS 4-7, LENNOX MALL, LENNOX ROAD,
BASINGSTOKE, HAMPSHIRE RG22 4DF**

- ◆ Workshop/storage units in a terrace of 4, with ancillary offices and low height mezzanine platforms
- ◆ 2 units presently interlinked (double door width) – potential exists for all 4 units to be linked
- ◆ Windows, doors and roller doors previously replaced
- ◆ Eaves heights: 3.48m (min), 4.84m (max)
- ◆ Loading door widths approx. 3.8m (wide) and 4m (high)
- ◆ Male and female toilets to each unit
- ◆ Incoming 3 phase power supplies
- ◆ Air cooling and heating cassettes to office areas
- ◆ Parking and loading to the front of each unit plus permitted overspill rights to use a further 7 car spaces nearby

01256 840777

www.bdt.uk.com



Units 4-7 Lennox Mall, Lennox Road, Basingstoke, RG22 4DF

LOCATION:

Lennox Mall is positioned on Lister Road Industrial Estate, to the south west of Basingstoke town centre. Lennox Road is accessible off Lister Road, close to the B & Q store and the new phase of retail warehousing under construction off Winchester Road. The location is some 2 miles from Junction 6 of the M3 Motorway and 3 miles from Junction 7. The M25 motorway is 27 miles distant, providing access to the national network. To view the approximate location of the property go to www.multimap.com and type in RG22 4DF.

DESCRIPTION:

The property is of steel frame construction, beneath a mono pitched roof, with brick and profile clad elevations. Windows and doors have been replaced in the past, to include electrically operated roller doors.

On site parking is arranged in the forecourt (with overspill options nearby). Four individual and self-contained units are provided in a terrace, each with their own personnel entry point and dedicated HGV access and toilet areas.

The internal arrangement of each unit varies slightly. Units 4 and 7 have been subdivided lengthways to provide either a higher office content or low height light assembly space. In each case, full height storage areas are adjacent. In the case of Units 5 and 6 (currently interlinked), the space is primarily full height storage or light production. Any office provision is generally air cooled/heated and offered with LED lights. Mezzanine areas are low height and lightweight, but might be of benefit to occupation.

Warehousing/workshop space is served by concrete load bearing floors. Overhead space heaters serve Units 5 & 7. Eaves heights and door dimensions are provided over page.

FLOOR AREAS:

Areas are measured gross internal in square footage:

Unit	Storage/ production space	Offices (or other)	Total	Low height platform
4	1,453	963	2,416	c. 657
5	2,302	-	2,302	-
6	1,834	474	2,308	-
7	979	1,298	2,277	c. 800
TOTALS	6,568	2,735	9,303	1,457

TERMS:

The combined floor space of all 4 units is offered For Sale by way of a long single leasehold interest. This lease was granted in June 1982 for 125 years, expiring in June 2107. A ground rent of £7,600 pa is payable, next reviewed in June 2022 to 10% of the market rent of the building. **Our client is prepared to sell their interest for the sum of £900,000 plus VAT.**

ENERGY RATINGS:

EPC ratings are: Unit 4: C-66, Unit 5: C-62, Unit 6: C-72 and Unit 7: C-73

RATES:

The overall RV assessment is £58,500, resulting in a payable figure of £28,840 pa (£3.10 psf). **Occupiers are advised to clarify figures with the Council's rating department on 01256 844844.**

VIEWINGS:

Strictly by appointment through the sole agents:



Contact: richard.thomas@bdt.uk.com or
brian.pickett@bdt.uk.com

Ref: RT/dal/4-7 Lennox Mall/21 05 18

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Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessor must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.