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INCORPORATING  
WOODFORD & CO

**FOR SALE**

**REFURBISHMENT OPPORTUNITY**  
**DETACHED OFFICE BUILDING**  
**10,293 sq ft (956 sq m)**

**FOR SALE**



**UNIT 2, CARTEL BUSINESS CENTRE,  
STROUDLEY ROAD, BASINGSTOKE,  
HAMPSHIRE, RG24 8FW**

- ◆ **Only £51.00 per sq ft**
- ◆ **45 car spaces**
- ◆ **For sale long leasehold**

## ***Unit 2, Cartel Business Centre, Stroudley Road, Basingstoke, Hants, RG24 8FW***

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**LOCATION:** The Cartel Business Centre occupies a prominent site adjacent to Wade Road on the Daneshill Industrial Estate in Basingstoke. There is a regular bus service to the town centre and the local amenities at Chineham Shopping Centre are within easy walking distance. Junction 6 of the M3 motorway is approximately 1.5 miles distant via the town's efficient Ringway system. Basingstoke's mainline railway station is also situated within 1.5 miles of the property, providing fast and frequent services to Waterloo and other destinations in southern England.

**DESCRIPTION:** The Cartel development comprises five low density, stand alone office buildings, each of two-storey design. Unit 2 is a prominent building overlooking Wade Road. It is set out on two floors and is currently partly partitioned. The building is accessed through a large entrance hall where it is possible to locate reception facilities. It is also served by a passenger lift and has designated parking for 45 cars.

<b><u>FLOOR AREAS:</u></b>	Ground Floor	4,988 sq ft (463.39 sq m)
	First Floor	5,001 sq ft (464.60 sq m)
	<b>Total approx. net internal floor area</b>	<b>10,293 sq ft (956.23 sq m)</b>

**TENURE:** The property is available for a term until 26<sup>th</sup> April 2110 at a rent geared to 15% of the open market rental value currently at £12,600 per annum.

**PRICE:** **£525,000, subject to contract, for the leasehold interest.**

**RATES:** We have been verbally informed by the local authority that the premises has a rateable value of £100,032 @ 0.493 p in the £ (2018/2019).

**ENERGY RATING:** The property has an EPC rating of C (72).

**LEGAL COSTS:** Each party is to bear their own legal costs.

**VIEWING:** Viewing strictly by appointment with joint sole agents:



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BRP/dal/2Cartel/08.08.18