



PRELIMINARY DETAILS

MODERN WAREHOUSE / INDUSTRIAL UNITS

7,440 sq.ft (691 sq.m)

TO LET

(Awaiting photograph)

**UNITS 7/8, HAMILTON CLOSE,
HOUNDMILLS INDUSTRIAL ESTATE,
BASINGSTOKE, RG21 6YT.**

- 7.5 m to the eaves
- 2 Loading doors 4.84m (h) x 3.6m (w)
- 3 phase power
- 12 Car spaces
- Potential for dedicated forecourt
- Easily accessible to Ringroad

Units 7/8 Hamilton Close, Houndmills Industrial Estate, Basingstoke, RG21 6YT

- LOCATION:** Basingstoke is a major centre for commerce and industry with a borough population of approximately 168,000. 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.
- Hamilton Close is on the Houndmills Industrial Estate, just off Houndmills Road, providing easy access to the Ring Road and to the M3 Motorway both at Junctions 6 and 7. There is also easy access to Reading via the A33 and Newbury via the A339.
- DESCRIPTION:** Unit 7 & 8 comprises a single unit will shortly be re-furbished and available for occupation shortly. It is open plan throughout with one office and benefits from 7.5m eaves height and 2 loading doors.
- FLOOR AREA:** 7,440 sq ft (691 sq m)
- LEASE:** A new lease for a term by arrangement.
- RENT:** £58,000 per annum exclusive.
- RATES:** We have been verbally informed by the Local Authority that the unit has a rateable value of £58,000 (subject to potential revaluation) at a rate of 0.497p in the £ (2016-2017).
- ENERGY RATING:** Unit 7 has an EPC rating of E (117) and Unit 8 D (91).
- LEGAL COSTS:** Both parties' legal costs are to be borne by the ingoing tenant.
- VIEWING:** By appointment through the sole agents:



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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.