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INCORPORATING
WOODFORD & C^o

**FOR SALE
OR TO LET**

INDUSTRIAL / WAREHOUSE PREMISES WITH SECURE YARD
FOR SALE / TO LET
9,358 sq.ft (869 sq.m)



**ARMSTRONG ROAD,
DANESHILL EAST INDUSTRIAL ESTATE,
BASINGSTOKE, HANTS RG24 8NU.**

- ◆ **Price reduced to £330,000**
- ◆ Site area 0.81 acres
- ◆ Secure yard of approximately 20,000 sq.ft.
- ◆ Palisade fencing
- ◆ Gated access
- ◆ 4.1m eaves height
- ◆ Loading door 4.32m x 3.5m
- ◆ Well presented
- ◆ Good office content

Armstrong Road, Daneshill Industrial Estate, Basingstoke, Hampshire

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.

The property is prominently situated at the junction of Armstrong Road and Swing Swang Lane. It is within ½ mile of Ringway East, and 1½ miles of Junction 6 of the M3 Motorway. The immediate area is an area well represented by trade counters users such as Wolesley Plumb Centre, Travis Perkins, Buildbase, and Jewsons amongst others.

DESCRIPTION:

The property comprises a single storey brick built building under a pitched insulated cement roof. A production/warehouse space is essentially in clear space, but there have been additional offices added to this area. To the front of the building there is a series of well presented meeting rooms and private offices, some with the benefit of air conditioning, and all with the benefit of central heating, carpets and fluorescent lights. In addition there is a break-out/canteen area and an attractive reception. It sits in its own secure site of approximately 0.81 acres. There is a concreted yard of approximately 20,000 sq.ft

AREAS:

Warehouse	- 4,707 sq ft (437.28 sq m)
Office/workshop/staff areas	- 4,651 sq ft (432.08 sq m)
Total GIA area	- 9,358 sq ft (869.36 sq m)

N.B. It would be possible to restore much of the office back to warehousing/production area if required by an occupier.

In addition planning consent was granted for an additional 5,500 sq.ft to the rear of the site though this has lapsed.

TERMS:

- Either 1) A new full repairing and insuring lease for a term by arrangement at a rent of £85,000 per annum exclusive including the yard.
- Or 2) The sale of the long leasehold interest to expire in August 2071, subject to 5 yearly rent reviews, the next being in August 2017. The current passing rent for this is £37,500 per annum. The price is reduced to **£330,000** exclusive of VAT.

RATES:

We are verbally informed by the Local Authority that the premises have a rateable value of £56,500 at a rate of 0.48p in the £, making rates payable of £27,065 (2017-2018). Interested parties should make their own enquiries from Basingstoke & Deane Borough Council.

ENERGY RATING:

The unit has an EPC rating of D (81).

LEGAL COSTS:

Each party to be responsible for their own legal costs in connection with the transaction.

VIEWING:

By appointment through the sole agents:



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

Ref: BRP/smd/ArmstrongRoad/240517

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7 Faraday Office Park, Faraday Road, Basingstoke, Hampshire RG24 8QQ

Misrepresentation Act 1967: The particulars contained in these particulars are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.

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.