



**MODERN PRODUCTION WAREHOUSE WITH HIGH OFFICE
CONTENT**

13,108 sq.ft. (1,218 sq.m)

Plus mezzanine floor of 2,156 sq.ft. (200 sq.m.)

TO LET



**UNIT 5, RINGWAY CENTRE, EDISON ROAD,
BASINGSTOKE, RG21 6YH**

- ◆ 3 phase power
- ◆ Lighting to warehouse
- ◆ 5.5 m minimum eaves height (18')
- ◆ Full height loading door 4.5m X 4.00m
- ◆ Air conditioning and suspended ceilings to offices
- ◆ Carpets to offices
- ◆ Car parking for 24 cars

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 a frequent rail service to London Waterloo, with a journey time of approximately about 45 minutes.

The Ringway Centre is located off Edison Road on the Houndmills Industrial Estate, one of Basingstoke's premier industrial estates. It is in a prominent position overlooking the Ring Road and is therefore easily accessible from Junctions 6 (2.5 miles) of the M3 motorway and the M4 and Reading via the A33. The landlord has recently refurbished the Estate, both upgrading the exterior of the buildings and the landscaping.

DESCRIPTION:

Unit 5 comprises a modern production/warehouse unit constructed of steel portal frame with profile steel cladding. The offices and reception are located on 2 floors to the front and side of the building. Part of the ground floor undercroft area is used for workshop/stores. There are additional offices on a mezzanine floor of 2,156 sq ft.

FLOOR AREAS:

Warehouse including undercroft	-	8,254 sq.ft. (766.81 sq.m.)
Ground Floor Offices	-	2,260 sq.ft. (209.96 sq.m.)
First Floor Offices	-	2,594 sq.ft. (240.99 sq.m.)
Total Gross Internal	-	13,108 sq.ft. (1,217.74 sq.m.)

LEASE:

A new lease for a term by arrangement.

RENT:

£108,000 per annum exclusive.

RATES:

We have been verbally informed by the local authority that the premises has a rateable value of £97,500 at a rate of 0.497 p in the £ (2016-2017).

ENERGY RATING:

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

LEGAL COSTS:

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

VIEWING:

Strictly by appointment through the sole agents:



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