

**12 MONTHS AT HALF RENT**

Unit 4 Enterprise Centre

West Ham Lane, Basingstoke, RG22 6NQ

Warehouse / Industrial Premises

2,769 sq ft
(257.25 sq m)

- Refurbishment completed September 2025
- Useful reception and office area
- Mezzanine storage
- WC & kitchenette facilities
- 3 phase power
- Electric loading door 5.4 m (h) x 3.3 m (w)
- Allocated parking and loading area

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Summary

Available Size	2,769 sq ft
Rent	£29,500 per annum
Business Rates	Please see Agent's note for the property.
Service Charge	£3,298.84 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (106)

Description

Unit 4 Enterprise Centre comprises a mid-terraced industrial/warehouse unit with lower brick and upper profiled steel-clad elevations, all under a pitched roof, incorporating translucent light panels.

Amenities within the property include a small reception area and office with suspended ceilings incorporating fluorescent strip lighting, Lino floor covering, WC and kitchenette facilities, 3-phase power and lighting to the warehouse. In addition, there is a minimum 5.7m eaves, plus electric roller shutter loading door measuring 5.4 m high x 3.3 m wide. Externally the property has 3 marked parking spaces which could facilitate double parking, plus space in front of the loading door.

Location

The Enterprise Centre is situated towards the rear of the popular Moniton Trading Estate, off West Ham Lane in Basingstoke. There is good access to the ring road system, and therefore to both Junctions 6 & 7 of the M3 motorway.

Basingstoke is a major centre for commerce and industry with a borough population of approximately 185,000. The town is 45 miles to the southwest of London, adjacent to the M3 motorway. There is also a frequent rail service to London Waterloo, with a fastest journey timetabled at 45 minutes.

Accommodation

The accommodation comprises the following GIA areas:

Name	sq ft	sq m	Availability
Building - Main warehouse	2,153	200.02	Available
Ancillary - Offices & ancillary	308	28.61	Available
Mezzanine - Store	308	28.61	Available

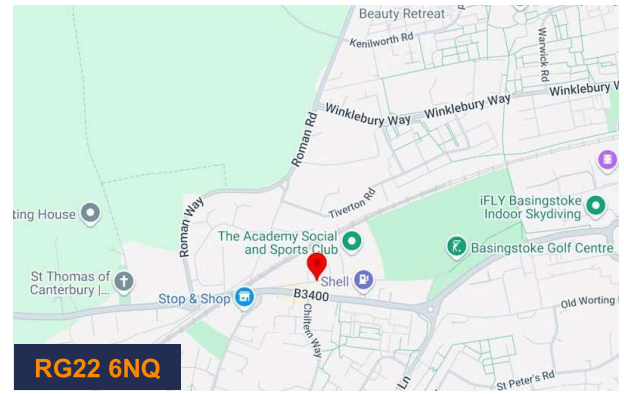
Terms

A new fully repairing and insuring lease is available on terms by arrangement.

Agent's Note for the Property

The property presently has two rateable values for different parts of the building.

Part ground floor and mezzanine have an assessment of £12,750 with the remaining part ground floor having an assessment of £9,700. Both RV's are valid from 1st April 2023. The incentive is based on 12 months at half rent subject to a minimum 5 year term certain.



Viewing & Further Information



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