

COMPETITIVE RENT ONLY £10.00 PSF



## Unit F, Daneshill Central

Armstrong Road, Basingstoke, RG24 8NU

### STAND ALONE INDUSTRIAL WAREHOUSE

**4,727 sq ft**  
(439.15 sq m)

- First floor office (1,552 sq ft)
- Roller shutter loading door (3.7m W x 4.5m H)
- 3 phase power
- 6.5m max height
- 2.8m undercroft height
- Good car parking/loading
- Lighting & WC
- Newly refurbished

# Unit F, Daneshill Central, Armstrong Road, Basingstoke, RG24 8NU

## Summary

Available Size	4,727 sq ft
Rent	£47,500 per annum
Rateable Value	£42,250
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

## Description

The premises comprise a standalone industrial / warehouse unit with part brick elevations, under a mono-pitched roof. The main warehouse can be accessed from the side of the property via a roller-shutter loading door and a separate pedestrian access.

## Location

Daneshill Central is located off Armstrong Road, a short distance from the A339 and A33. Road communications are excellent, with Junction 6 of the M3 motorway easily accessible providing direct links to London and the national motorway network. There is a large Waitrose supermarket and various other retail outlets close by.

## Accommodation

The accommodation comprises the following areas:

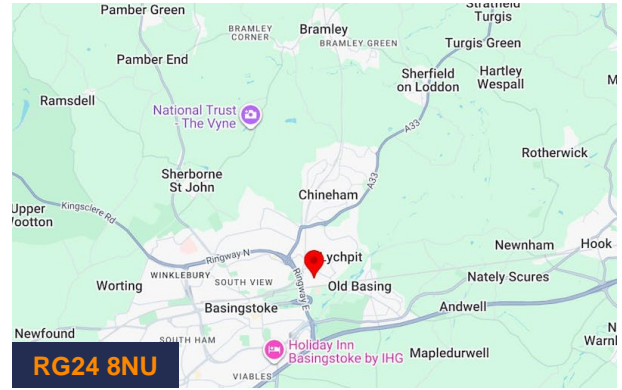
Name	sq ft	sq m	Availability
Unit - Warehouse	1,603	148.92	Available
Ground - Undercroft Area	1,199	111.39	Available
Ground - Ancillary	373	34.65	Available
1st - Floor - Office	1,552	144.19	Available
<b>Total</b>	<b>4,727</b>	<b>439.15</b>	

## Terms

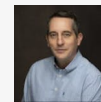
The unit is available on new FRI lease on terms to be agreed and contracted outside the Landlord & Tenant Act 1954 Part II as amended.

## Viewings

Please contact the sole agents for further information or an appointment to view.



## Viewing & Further Information



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