



3 Devonshire Business Park

Basingstoke, RG21 6XN

A HIGH SPECIFICATION INDUSTRIAL/WAREHOUSE UNIT WITH HEAVY DUTY MEZZANINE PLATFORM

1,646 to 3,037 sq ft
(152.92 to 282.15 sq m)

- High specification throughout
- Substantial mezzanine, offering 3.1m clear height
- Part offices at first floor together with staff welfare facilities
- Modern business estate in popular Houndmills Industrial/Trade area

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Summary

| | |
|----------------|----------------------|
| Available Size | 1,646 to 3,037 sq ft |
| Rent | £29,000 per annum |
| Rateable Value | £17,500 |
| VAT | Applicable |
| Estate Charge | TBC |
| EPC Rating | D (98) |

Description

The development is situated in Knights Park Road, off the main Houndmills roundabout on the Houndmills Industrial Estate. The ringroad offers direct access to junction 6 of the M3 motorway (within 1 1/2 miles). Alternatively, the town centre and railway station can be accessed via Kingsclere Road through the Houndmills estate.

Devonshire Business Park is a courtyard scheme of modern "high tech" and industrial/warehouse units. Unit 3 is a steel portal frame construction with attractive cladding, brickwork and glazing features, and with a concrete load bearing floor at ground level. Parking is arranged directly in front of the premises for up to 3 cars / vehicles.

The ground floor is arranged mainly as an open plan warehouse/workshop accommodation with a minimum clear height (underneath the mezzanine) reflecting 3.1 metres. The unit is served by a sectional up and over loading door 2.9m (wide) by 4.4m (high). There are two ground floor w.c.'s including one disabled. There is a metal staircase within the entrance lobby providing access to the mezzanine platform and offices.

The mezzanine predominantly provides for storage but also benefits from a fitted office towards the front with carpets, comfort cooling / heating with excellent natural light, with separate meeting room and staff kitchenette / break out area.

Location

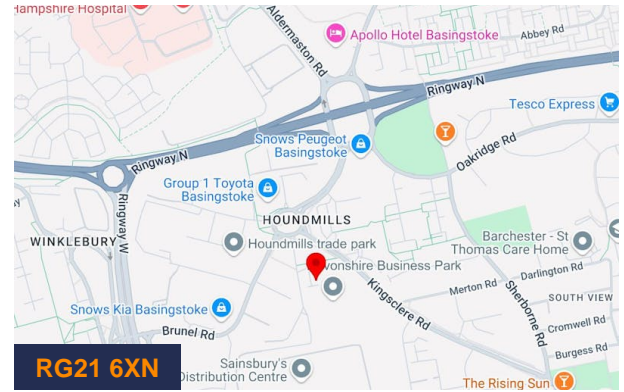
The town centre lies approximately 45 miles southwest of London and is served by junctions 6 & 7 of the M3 motorway, easy access is afforded to Heathrow, Gatwick and Southampton airports. Fast and frequent rail services run to the heart of London (Waterloo is 45-50 minutes travel time). Basingstoke's internal road system is highly efficient and the ringway is accessible within a couple of minutes drive from Devonshire Business Park.

Accommodation

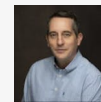
| Name | sq ft | sq m | Availability |
|---|--------------|---------------|--------------|
| Ground - Warehouse / Workshop | 1,646 | 152.92 | Available |
| 1st - Floor - Office | 153 | 14.21 | Available |
| Mezzanine - Storage Platform / Breakout Area/ Kitchen | 1,238 | 115.01 | Available |
| Total | 3,037 | 282.14 | |

Terms

New fully repairing and insuring lease, on terms to be agreed.



Viewing & Further Information



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