

5 CARTEL BUSINESS CENTRE

Stroudley Road, Basingstoke **RG24 8FW**

FOR SALE



5,540 SQ FT
(515 SQ M)

Self Contained Office - Fully Refurbished EPC A
Long Leasehold Opportunity

**Lambert
Smith
Hampton**

The Opportunity

- Full refurbishment in 2023
- Passing rental income of £58,194 per annum
- Reversionary income of £79,155 upon being fully let
- Building consists of 4 suites, with Kitchens & WC's
- Yard with 23 Parking Spaces
- High quality WCs & kitchens, including all white goods
- WAULT of 3.7 years
- Low capital value of £117 per sq ft



Description

Opportunity to acquire a modern, detached office building just a short walk from Basingstoke town centre.

Recently refurbished throughout to a high standard, this self-contained property is available on a long leasehold basis and features a mezzanine at the front of the unit. The site benefits from a generous front yard, providing parking for up to 23 cars and a dedicated outdoor seating area - ideal for staff and visitors.

ACCOMMODATION	Sq Ft	Sq M
Suite 1 - Let as gym	1,204	112
Suite 2 - Let workshop	1,233	115
Suite 3 - Vacant office	1,218	113
Suite 4 - Let as office	1,228	114
TOTAL (NIA)	5,540	515

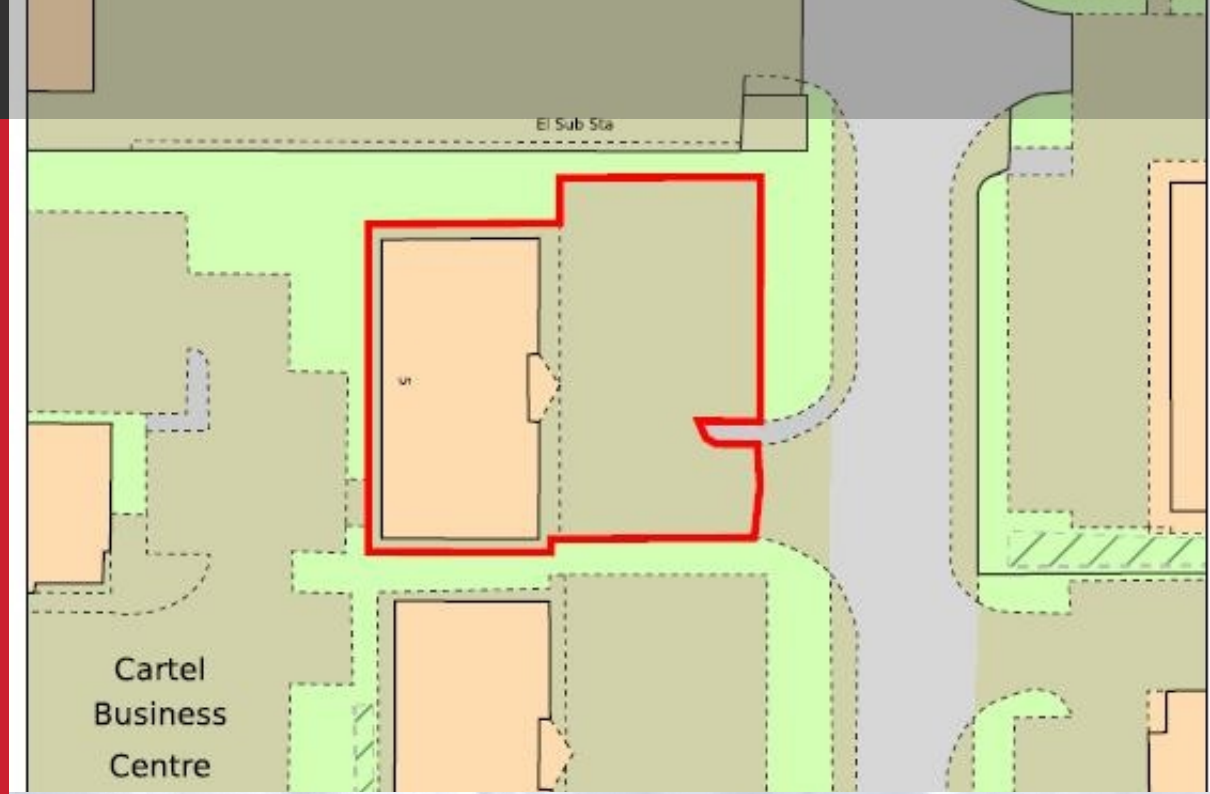


5 Cartel Business Centre, RG24 8FW

Location

Located on the Daneshill Estate, adjacent to Wade Road, The Cartel Business Centre offers excellent connectivity. It's just 1.5 miles from Junction 6 of the M3 via Basingstoke's Ringway system, with regular bus links to the town centre and Chineham Shopping Centre within walking distance.

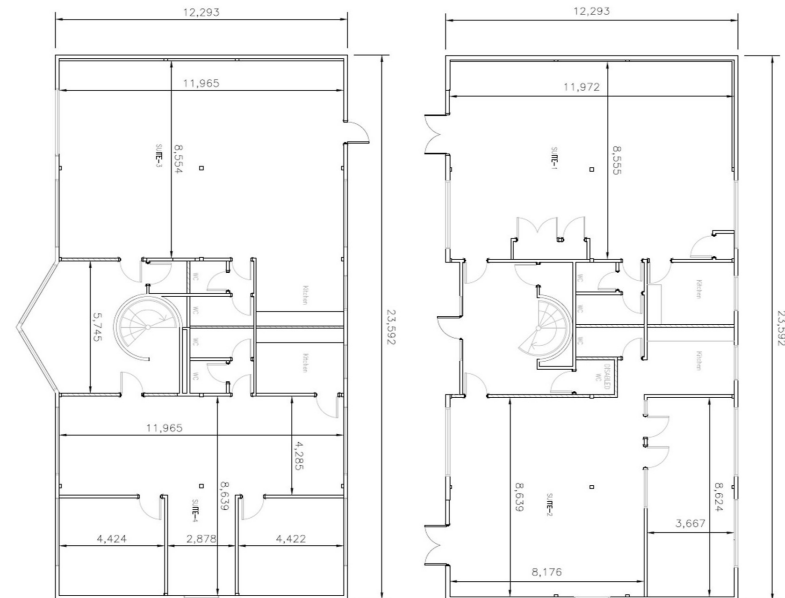
Basingstoke's mainline station is also situated within 1.5 miles of the property.



Planning

The Property is held leasehold from Basingstoke and Deane Borough Council for a term of 125 years from 26 April 1985. A ground rent is payable following a lease renewal based on the higher of the base rent (£8,250 per annum) or 15% of the rent received.

The Council is engaged and prepared to consider a term extension to the 125 years, subject to formal negotiation.



Additional Information

EPC

A

TERMS

Offers are invited in excess of £650,000 (Six Hundred and Fifty Thousand Pounds) for the long leasehold interest, subject to contract, and exclusive of VAT.

BUSINESS RATES

The billing authority is Basingstoke and Deane Borough Council

Please make your own enquiries to the VOA.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the sole agents.

Contact

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