

REFURBISHMENT COMPLETED APRIL 2025



Unit 2 Northgate

Hampshire International Business Park, Crockford Lane, Basingstoke, RG24 8WH

WELL PRESENTED WAREHOUSE/INDUSTRIAL UNIT

10,463 sq ft
(972.04 sq m)

- 6.4 m min eaves height
- Loading door 6m (W) x 3.7m (H)
- 17 car spaces plus good loading apron
- Excellent natural light
- LED lighting to warehouse
- 3 phase power supply
- Blower heaters in W/H

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Summary

Available Size	10,463 sq ft
Rent	£131,000 per annum
Rates Payable	£3.38 per sq ft
Rateable Value	£69,000
EPC Rating	C (67)

Description

The property comprises part of a modern industrial / office 'estate'. It has the benefit of brick clad walls with high level windows above, providing excellent natural light to the warehouse and offices.

Externally, there is a shared yard in which there are 17 allocated car parking spaces.

There are additional offices / storage space that could be made available, by separate negotiation, of up to 6,144 sq ft, directly accessible but in an adjacent building.

Location

The property occupies a self-contained plot on the edge of Hampshire International Business Park, adjacent to Chineham Park. The A33 Reading Road and the town's Ring Road combine to offer swift access to the M3 and M4 motorways. The town centre and railway station are also accessible within 6 minutes.

Accommodation

The accommodation comprises the following areas:

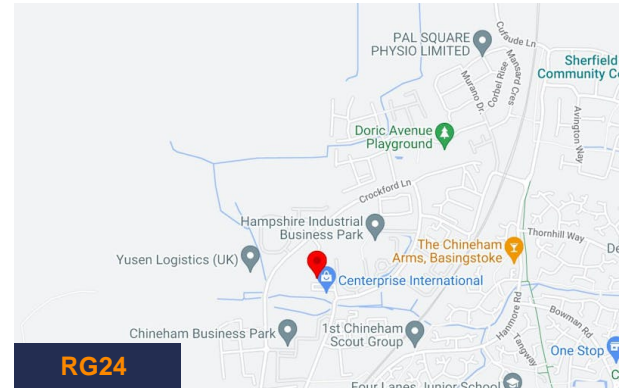
Name	sq ft	sq m	Availability
Ground - Floor	8,878	824.79	Available
1st - Floor	1,585	147.25	Available
Total	10,463	972.04	

Terms

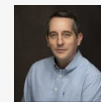
A new lease for a term by arrangement, to be outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954.

General Location

Basingstoke 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). The internal road system is highly efficient, and the Festival Place Shopping Centre is regarded as one of the most successful retail developments in recent years. To view the approximate location of the building go to www.multimap.com and type in the postcode RG24 8WH.



Viewing & Further Information



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