



BASINGSTOKE

UNIT E10, WEST HAM INDUSTRIAL ESTATE, GRAFTON WAY

RG22 6HW



Warehouse Unit with Ancillary Trade Counter – To Let
Established Industrial Estate

LOCATION

Basingstoke is a town in Hampshire situated 45 miles south west of London and adjacent to junctions 6 and 7 of the M3 Motorway, with a population of c.150,000.

The property is situated on the established West Ham Industrial Estate, located within 1.5 miles of Basingstoke town centre, whilst its immediate proximity to the Basingstoke ring road allows for direct access to the M3 Motorway, c.3 miles away.

ACCOMODATION

The property comprises an end-of-terrace unit of brick construction with profiled steel cladding, with the following approximate gross internal floor areas:-

Gross Internal Area	1,951 sq ft	181.25 sq m
Mezzanine	1,136 sq ft	105.54 sq m

The unit is mostly open plan and currently configured as a storage and distribution depot with trade counter and office space.

KEY FEATURES

- Roller shutter loading door
- Forecourt parking for 3 cars
- Minimum eaves height of 4.5m
- Mezzanine storage space
- W/C and kitchen facilities

TERMS

The property is available by way of assignment of the existing 10 year FRI lease from 29th November 2016, at a commencing rental of **£21,629 per annum exclusive**, subject to a mid-term upward only rent review on 29th November 2021 and a tenant only break option on 29th November 2022.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available upon request.

RATES

Rateable value	£17,750
Rate in the £ (2021/22)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

CONTACT

For further information or to arrange an inspection please contact:-

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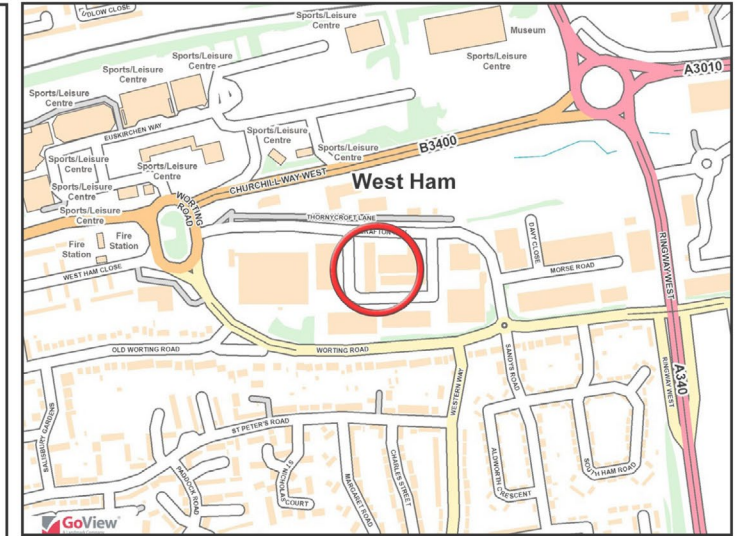
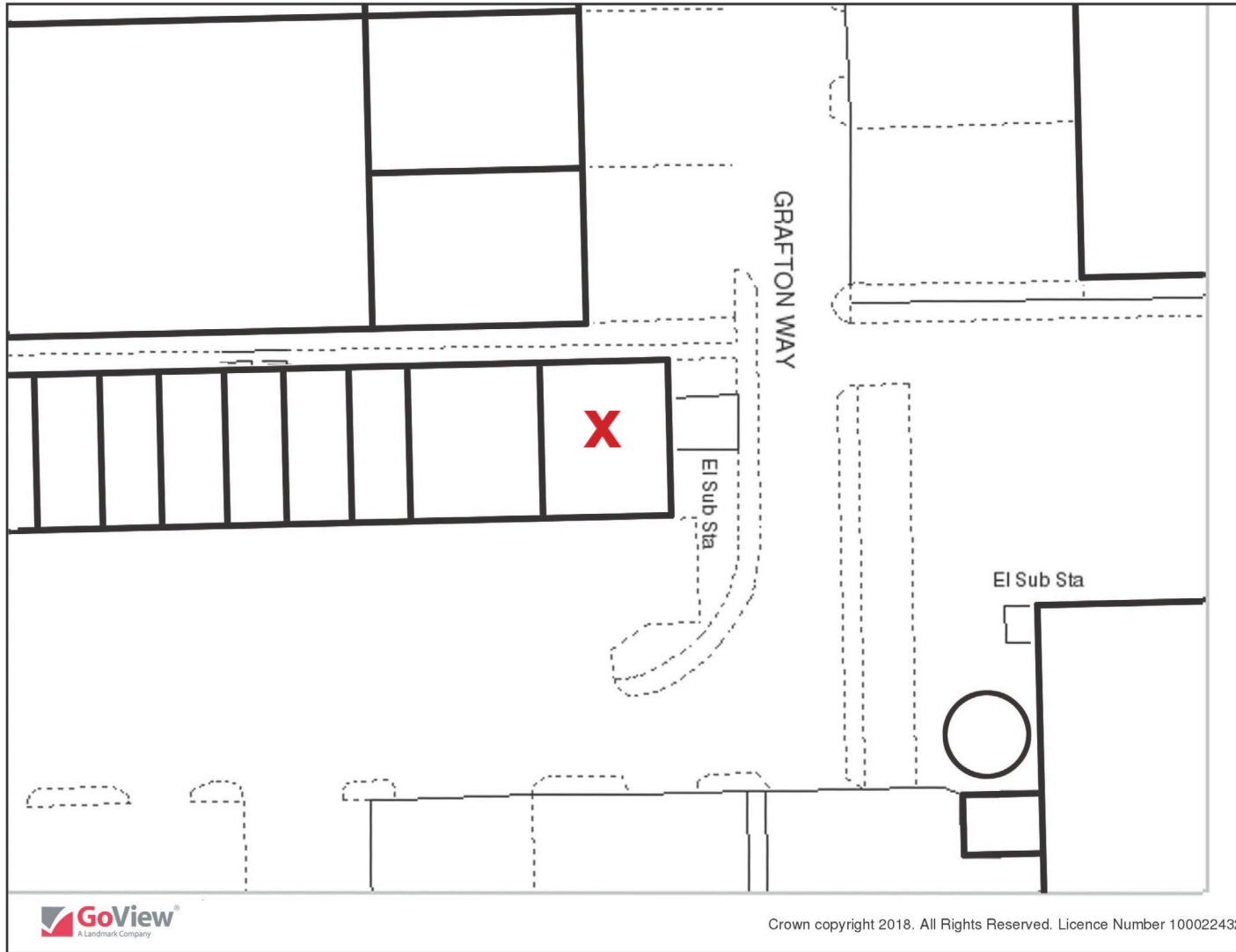
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Subject to Contract & Exclusive of VAT

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