



Unit 24 Hassocks Wood Business Centre

Stroudley Road, Basingstoke, RG24 8UQ

VERSATILE BUSINESS UNIT WITH USE CLASS E POTENTIAL

520 sq ft
(48.31 sq m)

- Ideal starter unit
- New flexible lease terms
- Suitable for light workshop stores R & D office
- Situated near to the Kingsland Business Park and Daneshill Industrial Estate
- Easy access to the M3 Junction 6 and Ring Road
- 100% small business rates relief (subject to status)

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Summary

Available Size	520 sq ft
Rent	£7,500 per annum
Rates Payable	£2,544.90 per annum
Rateable Value	£5,100
Service Charge	£980.93 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (123)

Description

Hassocks Wood Business Centre comprises a total of 25 self-contained, single storey business units, set within a well-managed estate. The premises offer flexibility for a wide range of uses to include light storage/workshop / R&D and office use. The subject unit will undergo a refurbishment programme. There is a single wc and wash hand basin. The unit benefits from double glass entrance doors for easy access for deliveries, and roller security shutters.

Location

Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 180,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

Hassocks Wood Business Centre is located near to the popular Kingsland Business Park, known as the Wade Road area and situated on the wider Daneshill Industrial Estate. The estate is situated within easy distance to the town centre, approximately 1 mile, and is also easily accessible via cycle or foot, using the town's cycle routes and underpasses. Junction 6 of the M3 motorway is directly accessed via the ringroad in a few minutes.

Specification

- Glazed double entrance doors for deliveries
- Single wc
- 2 allocated car parking spaces
- Well managed estate

Terms

A new flexible, fully repairing and insuring lease for a term to be agreed, contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).



Viewing & Further Information



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