

To Let / For Sale

The Laurels, Jays Close, Viables Industrial Estate, Basingstoke, RG22 4BS

32,108 sq ft (2,982.93 sq m)

- Reception Area With Automatic Doors
- Large Power Supply
- Secure Self-Contained Yard
- 136 On Site Allocated Parking Spaces
- Modern Warehouse With Offices
- Long leasehold available for purchase



Modern Warehouse

To Let, Will Sell

Location

Basingstoke is an established commercial centre located in the South East, situated approximately 52 miles (84 km) south west of London, 18 miles (30km) south of Reading and 28 miles (45 km) north east of Southampton.

The town has excellent road linkages being served by the M3 motorway (junctions 6&7), which provides a direct road link to London and Southampton, whilst the A33 connects to Reading and the M4 Motorway.

The subject property is situated within the Viables Business Park, a large business park extending to 38 hectares (97 acres) approximately 3km (2 miles) to the south west of Basingstoke town centre.

The viables is one of the main commercial areas in the town with occupiers including De la Rue, Sony, TaylorMade-Adidas and Motorola.

Description

The property comprises a detached headquarters production facility originally built in the mid-80s, occupying a self-contained secure site totalling 2.8 acres.

The unit is constructed around a steel portal frame with insulated profiled metal cladding with a minimum clear height of 6m to the underside of the steel haunch. It provides 2 interlinking workshops and 2 electric roller shutters, along with ground and first floor office accommodation.

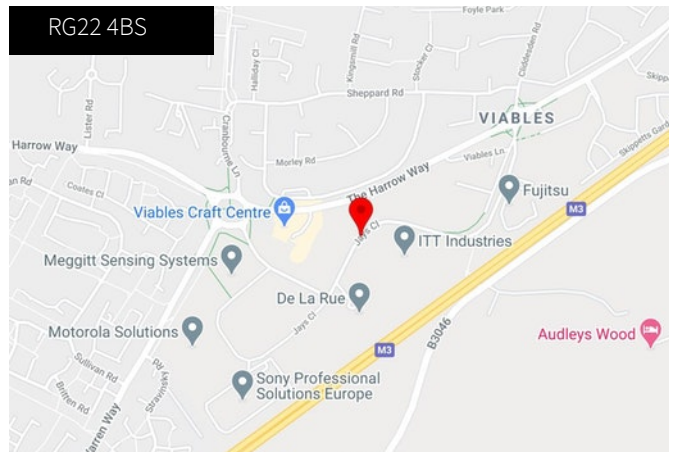
In 2006, the building was completely refurbished both internally and externally, including a new roof, new elevations, windows, heating system to the offices and the car park being resurfaced.

Accommodation

| Description | Sq ft | Sq m |
|--------------|---------------|-----------------|
| Warehouse | 23,293 | 2,163.99 |
| Office | 4,520 | 419.92 |
| Office | 4,520 | 419.92 |
| Total | 32,333 | 3,003.83 |

Terms

The property is available to let by way of a new FRI lease for a term to be agreed.



Rent

Rent on Application

EPC

This property has been graded as C (57).

Viewing & Further Information

Shaun Rogerson, JLL

t: 07970 304392

e: shaun.rogerson@eu.jll.com

Jake Harris, JLL

t: 0207 087 5509

e: jake.harris@eu.jll.com

Ms Alice Hampden-Smith (DTRE)

Mr Jake Huntley (DTRE)

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.



