

INCLUSIVE RENTAL TERMS



The Studio, Fitness First

Unit 2, Spindlewood, Basingstoke, RG24 8NN

Studio suitable for a range of uses such as Hair Salon, Beauty or Medical (subject to planning consent where required)

461 sq ft
(42.83 sq m)

- Fully Fitted as a Hair Salon
- Available on inclusive rental terms (rent, service charge, business rates, utilities)
- Well-fitted accommodation
- Adjacent to Bright Horizon's Children's Nursery
- Set within a 75 acre business park

Summary

Available Size	461 sq ft
Rent	£21,600 per annum Inclusive of service charge, business rates and utilities
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
EPC Rating	B (39)

Description

The Studio is located on the first floor within Fitness First Gym, and most recently use as a Hair Salon, although may also be of interest to beauty salons, medical or health related occupiers.

The Studio is currently arranged to provide a salon, with two hair washing bays, private treatment room with wash hand basin and storeroom. The premises are fitted with a suspended ceiling, LED lighting, and durable laminate flooring.

Externally there is access to free unallocated parking.

Location

Basingstoke is one of the principal commercial and retail centres in Hampshire and is located approximately 49 miles south west of London, 26 miles west of Guildford, 32 miles north of Southampton and 19 miles south of Reading. The town enjoys excellent road communications lying just 2.3 miles north of the M3 motorway (J6) and 15 miles south of the M4 motorway (J11), both of which connect to the M25 London Orbital motorway to the east.

The property is located within the Chineham Park Business Park, approximately 3 miles north of the town centre of Basingstoke, and 1.5 miles distant from Chineham Shopping Centre. Specifically the available accommodation is within the Fitness First gym, and adjacent to Brighton Horizons Children's Day Nursery.

Terms

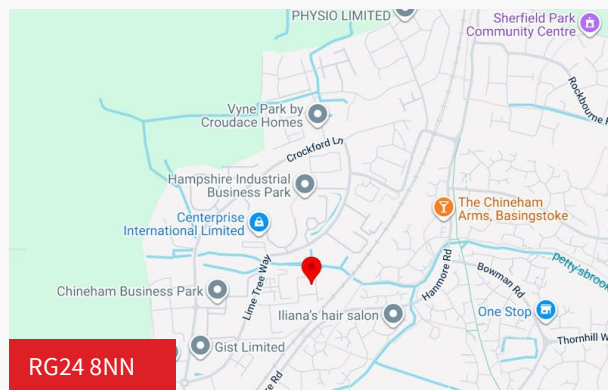
The premises are available on a new licence for a minimum term of 12 months, inclusive of Rent, Service Charge, Business Rates and Utilities.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs

Each party will bear their own legal costs. Possession is available immediately subject to completion of legal formalities.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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