

**COMPETITIVE RENT *ONLY £12.50 PSF***

Western House

Armstrong Road, Daneshill Industrial Estate, Basingstoke, RG24 8QE

INDUSTRIAL/WAREHOUSE PREMISES ON FULLY FENCED & GATED SECURE SITE

44,654 sq ft
(4,148.49 sq m)

- Self contained additional/surplus yard (approx. 0.5 acres)
- Refurbishment due to complete June 2026
- 3 new Hormann dock level loading doors
- 3 additional level loading doors
- 3 phase power (upgraded to 300 KVA)
- NO SERVICE CHARGE

Western House, Armstrong Road, Daneshill Industrial Estate, Basingstoke, RG24 8QE

Summary

Available Size	44,654 sq ft
Rent	£12.50 per sq ft
Business Rates	To be assessed
Service Charge	N/A
VAT	Elected
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Western House is currently undergoing a comprehensive back to frame Landlord refurbishment, including new Kingspan cladding and roofing system. Internally the client has completely reconfigured the offices back to open plan, incorporating new wc/staff welfare, LED lights, and carpeting. There are 3 newly installed Hormann dock level loading doors, plus 3 additional level loading doors. Eaves heights vary from 6m rising to 8.4m.

Externally the site has been refenced/gated with additional security barrier system and CCTV. There is also an additional surplus yard area of approx. 0.5 acres, reflecting a low 40% site density.

Location

Western House occupies a 2.2 acre site, prominently situated on Armstrong Road on the Daneshill Industrial Estate. It is approximately 1¼ miles to the north east of Basingstoke town centre. Daneshill enjoys fast road communications to and from the M3 at Junction 6, there is also easy access to the M4 and Reading via the A33.

Accommodation

The accommodation comprises the following areas. There is an additional yard of approximately 0.5 acres to the rear of the building.

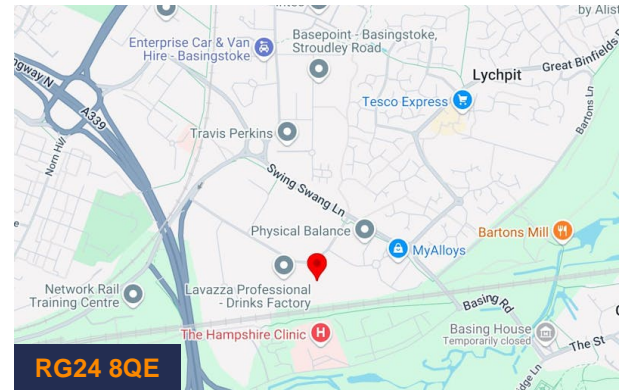
Name	sq ft	sq m	Availability
Ground - Offices	2,782	258.46	Available
1st - Offices	5,115	475.20	Available
Unit - Warehouse Bay 1	17,178	1,595.89	Available
Unit - Warehouse Bay 2	17,164	1,594.59	Available
Unit - Undercroft	2,415	224.36	Available
Total	44,654	4,148.50	

Terms

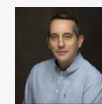
A new fully repairing and insuring lease for a term by arrangement.

Viewings

For viewings please contact the joint sole agents.

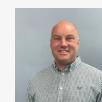


Viewing & Further Information



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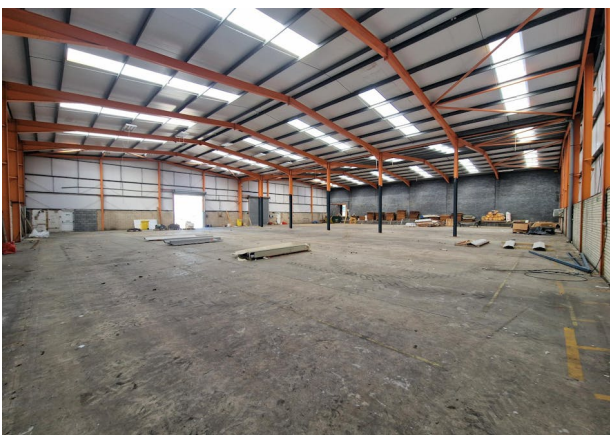
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Will Merrett-Clarke (Hollis Hockley LLP)

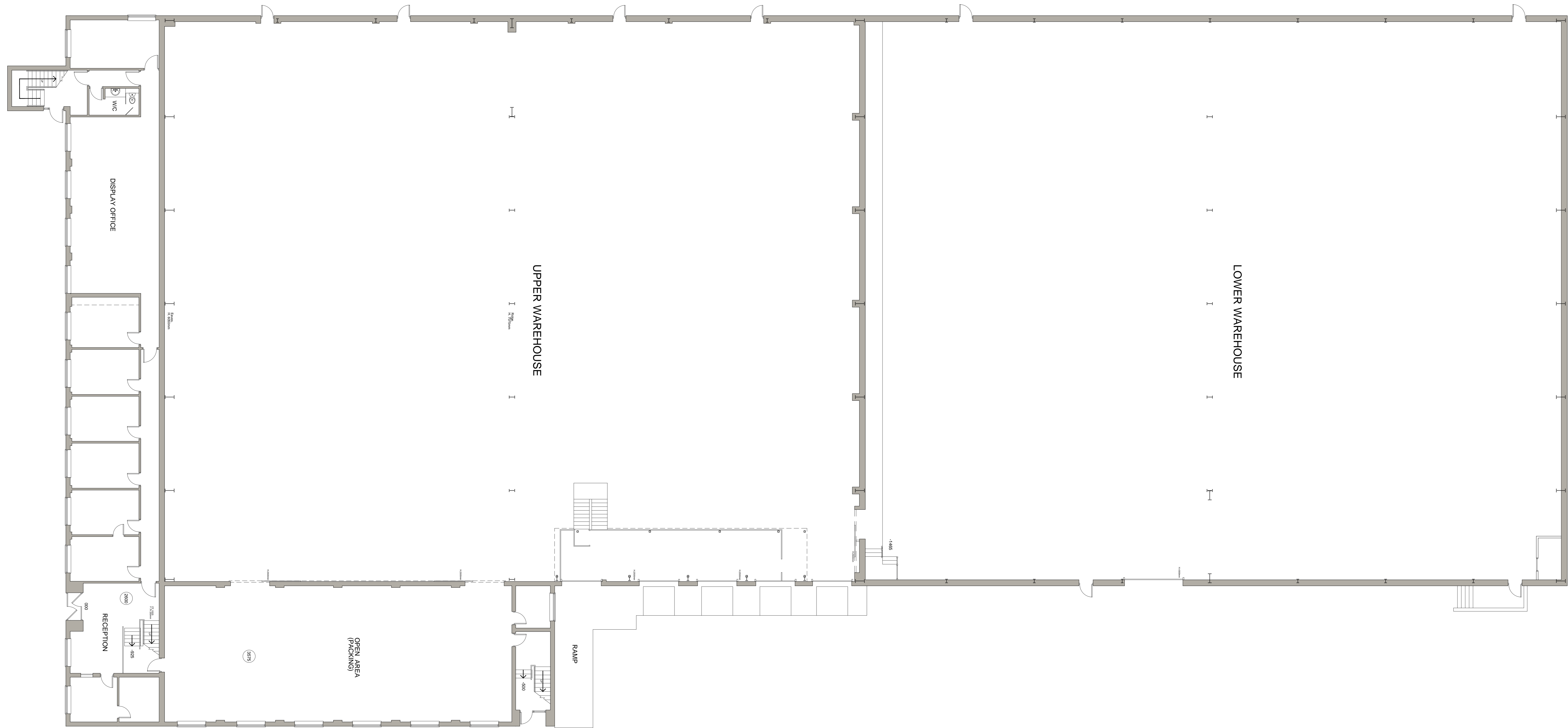
07774 269443
william.merrett-clarke@hollishockley.co.uk



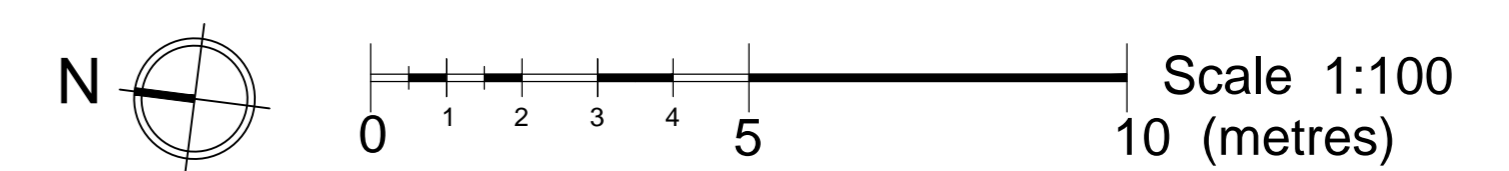




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GROUND FLOOR PLAN 1:100 @ A0



Revision	Date	Description	By



STP Solutions, 19 The Row, Main Road, Eberowbridge, Kent, TN8 6PX
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Client

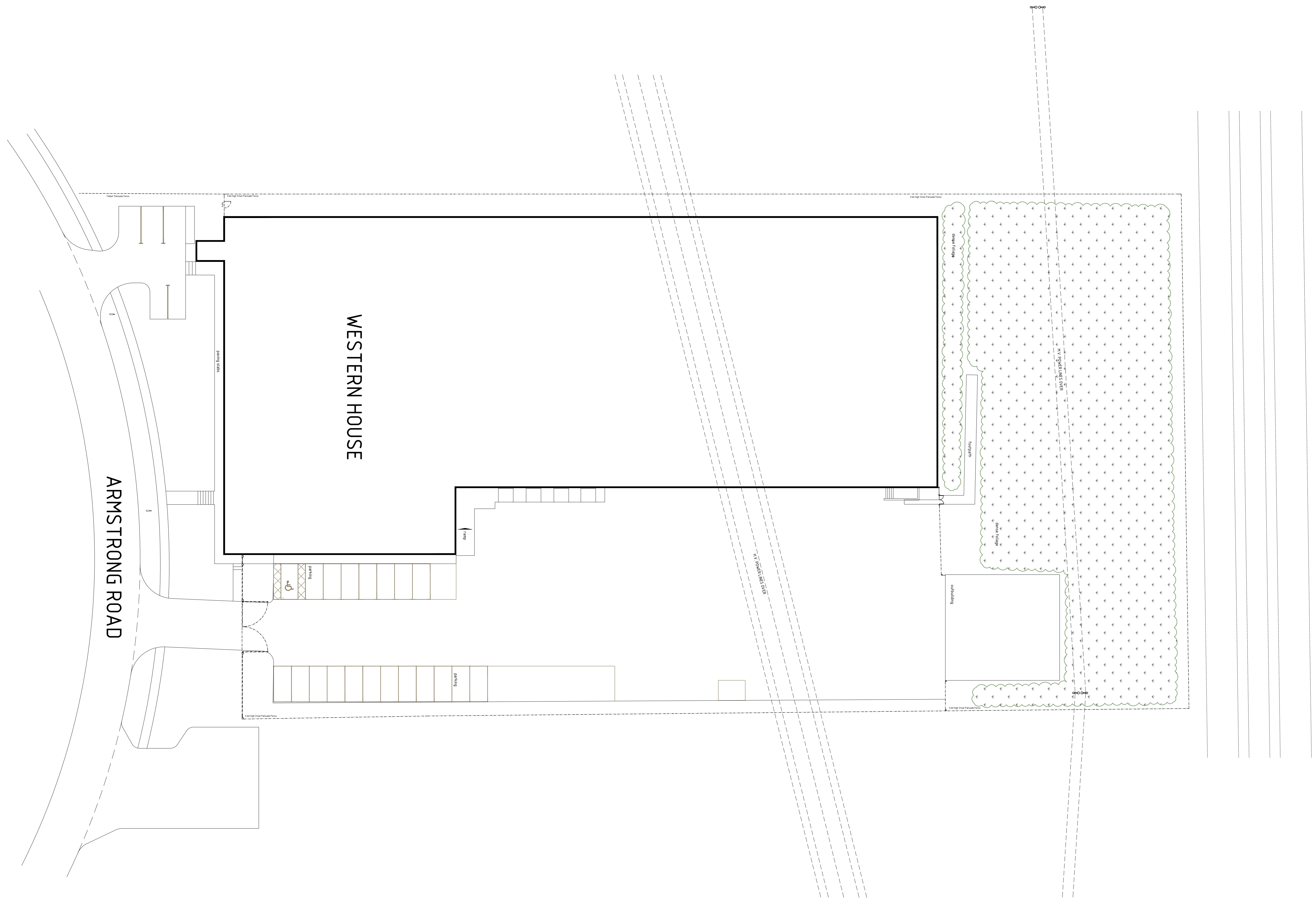
Project Title
Western House
 Armstrong Road
 Daneshill Industrial Estate
 Basingstoke, RG24 8QE

Drawing Title
Existing Ground Floor

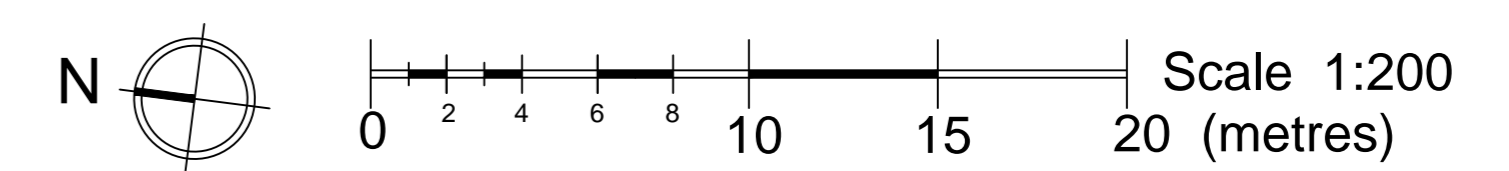
Scale	Date	Drawn By
1:100/A1	2020-07-22	RDC
CAD Reference	STP2020-WH01-01.dwg	
Drawing Number	STP2020-WH01-01	
Revision	-	

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<input type="radio"/> For Information	<input type="radio"/> Tender	<input type="radio"/> As Built

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SITE PLAN 1:200 @ A0



Revision	Date	Description	By



STP Solutions, 19 The Row, Main Road, Eberndrope, Kent, TN11 6PX
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Client

Project File
Western House
 Armstrong Road
 Daneshill Industrial Estate
 Basingstoke, RG24 8QE

Drawing Title

Existing Site Plan

Scale	Date	Drawn By
1:100 @ A1	2020-07-22	RDC

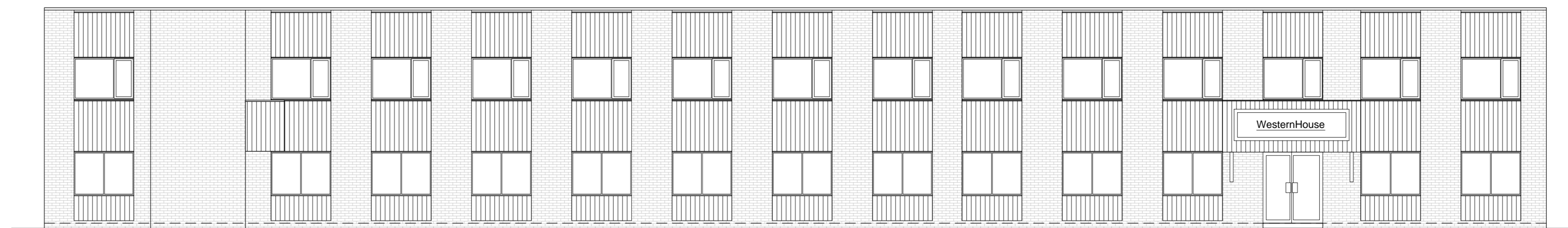
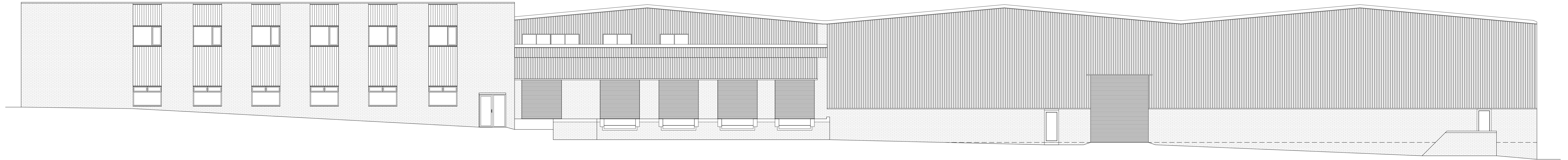
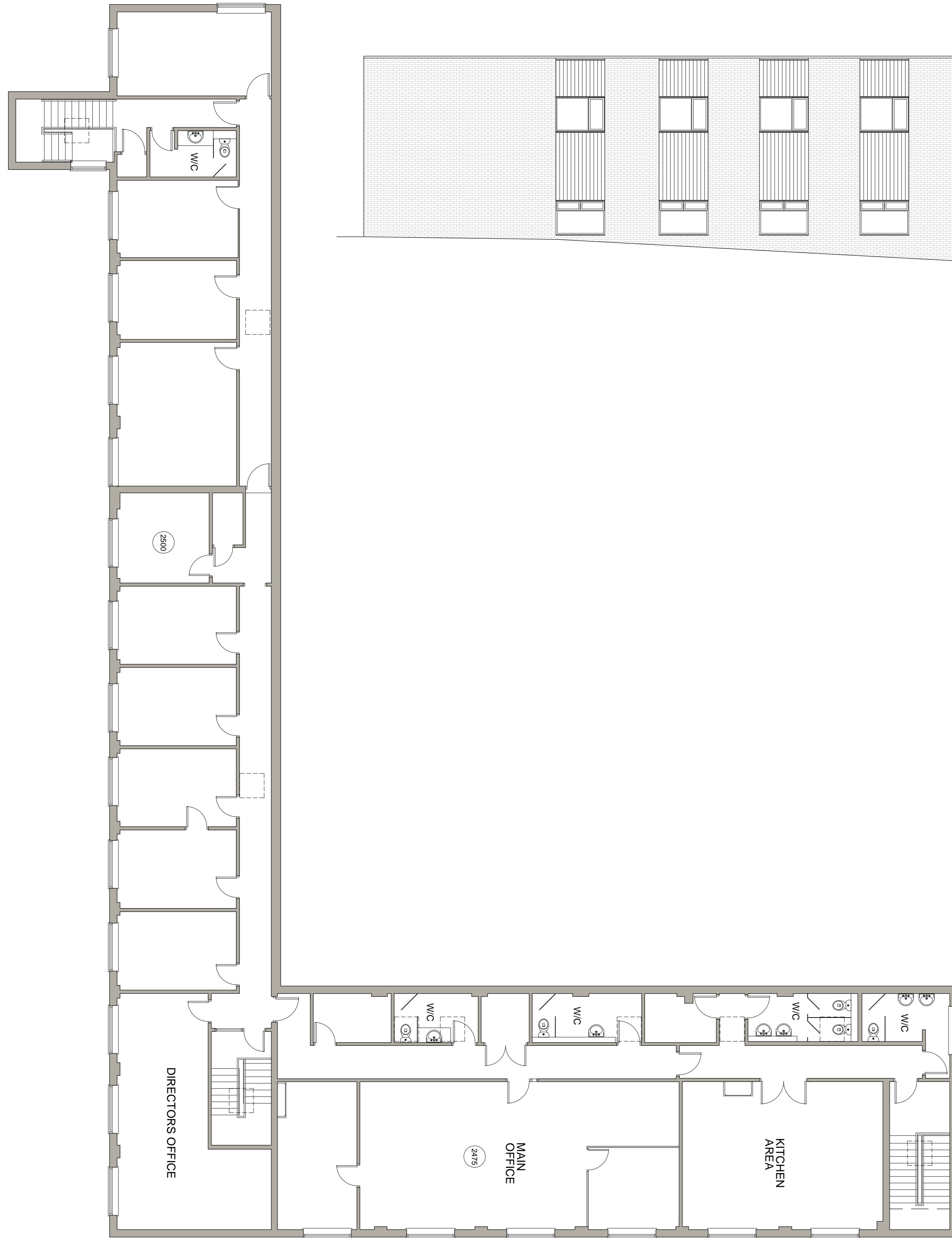
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Drawing Number	Revision
STP2020-WH01-03	• -

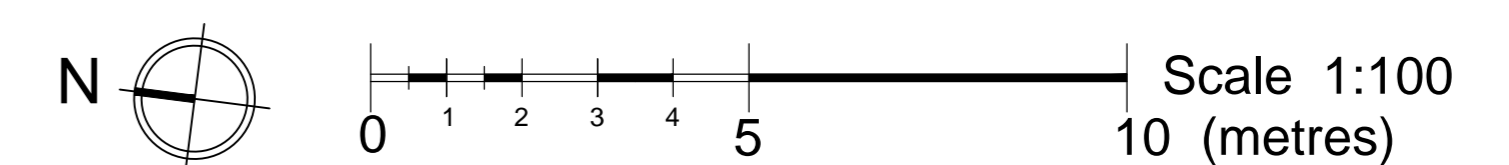
- Preliminary
- For Approval
- Construction
- For Information
- Tender
- As Built

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FIRST FLOOR & ELEVATIONS 1:100 @ A0



Revision	Date	Description	By



STP Solutions, 19 The Row, Main Road, Edebridge, Kent, TN11 6PX
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Client

Project Title
Western House
 Armstrong Road
 Daneshill Industrial Estate
 Basingstoke, RG24 8QE

Drawing Title
Existing First Floor & Elevations

Scale	Date	Drawn By
1:100/A1	2020-07-22	RDC
CAD Reference STP2020-WH01-01.dwg		
Drawing Number STP2020-WH01-02		

Revision
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- Preliminary
- For Approval
- Construction
- For Information
- Tender
- As Built

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