

POPULAR 50:50 HI-TECH ESTATE



## Unit 57 Tempus Business Centre

Kingsclere Road, Basingstoke, RG21 6XG

### Hi-Tech Business Unit Combining Ground Floor Warehousing and 1st Floor Offices

**3,354 sq ft**  
(311.60 sq m)

- Popular business estate in Houndmills
- Benefitting from 9 allocated car spaces
- Suspended ceilings and LED lighting throughout
- Ground floor 'floor to ceiling' height 3.6 meters
- 10 minute walk into the town centre
- Rear loading door (3m x 3m)

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## Summary

<b>Available Size</b>	3,354 sq ft
<b>Rent</b>	£38,500 per annum
<b>Rateable Value</b>	£36,000
<b>EPC Rating</b>	D (88)

## Description

Unit 57 occupies an end of terrace position. The 1st floor is open plan in construction but has been divided to provide a number of individual offices. It benefits from suspended ceiling, carpets, LED lights. The ground floor is currently open plan with a floor to ceiling height of approx. 3.6 meters. It is capable of being opened up into a large storage/workshop by a tenant. It is accessed by a full height 'up and over' loading door of approx. 3m x 3m to the rear.

## Location

Basingstoke is 45 miles to the south west 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 is a major centre for commerce and industry with many national companies here and it benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 185,000.

Tempus Business Centre occupies a prominent position less than 10 minutes walk north of Basingstoke town centre and the mainline railway station. The Ring Road is within very close proximity allowing direct access to Junction 6 of the M3 Motorway (2 miles).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,679	155.98	Available
1st - Offices	1,675	155.61	Available
<b>Total</b>	<b>3,354</b>	<b>311.59</b>	

## Viewings

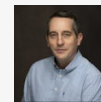
Strictly by appointment through the sole agents.

## Terms

A new lease is available for a flexible term by arrangement to be outside the Security of Tenure and Compensation provisions of the Landlord & Tenant Act Part II (as amended).



## Viewing & Further Information



### Russell Ware

01256 840777 | 07747 846422

Russell.Ware@bdt.uk.com



### Andy Gibbs

01256 840777 | 07766 951719

andy.gibbs@bdt.uk.com



