

LEASE FOR ASSIGNMENT



## Unit 6, The Ringway Centre, Edison Road

Basingstoke, RG21 6YH

### High Office Content Warehouse / Industrial Unit

**11,644 sq ft**  
(1,081.76 sq m)

- Competitive passing rent
- Good car parking - 24 spaces
- High office content (30%)
- Well presented throughout
- Generous rear yard/loading area
- Excellent road connections to the M3 and A33 via the ringroad

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## Summary

Available Size	11,644 sq ft
Rent	£137,000 per annum
Rateable Value	£99,500
Service Charge	Upon enquiry
EPC Rating	C (72)

## Description

Unit 6 comprises a high quality industrial/warehouse premises. The premises have been constructed using modern construction techniques and materials comprising profile metal cladding incorporating curtain glazing towards the front which provides excellent natural light to the offices with a unique full height entrance atrium/reception. Offices are located towards the front of the unit on both ground and first floors. The unit provides for clear warehouse/industrial accommodation together with a loading door accessed via the rear courtyard, which also provides for generous loading and additional car parking spaces. Amenities include well presented offices to include suspended ceilings and fluorescent lighting, carpeting and WC's at ground and 1st floors. The warehouse benefits from LED lighting and currently there is a mezzanine floor used for storage over a part of the warehouse.

## 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 a frequent rail service to London Waterloo, with a journey time of approximately about 45 minutes. Basingstoke, with a borough population of approximately 185,000, is a major commercial and industrial centre having attracted several international and national companies, enjoying the benefit of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

The Ringway Centre is located off Edison Road on the Houndmills Industrial Estate, one of Basingstoke's premier industrial estates. It is in a prominent position overlooking the Ring Road and is therefore easily accessible from Junctions 6 (2.5 miles) of the M3 motorway and the M4 and Reading via the A33. There is also easy access to the town centre.

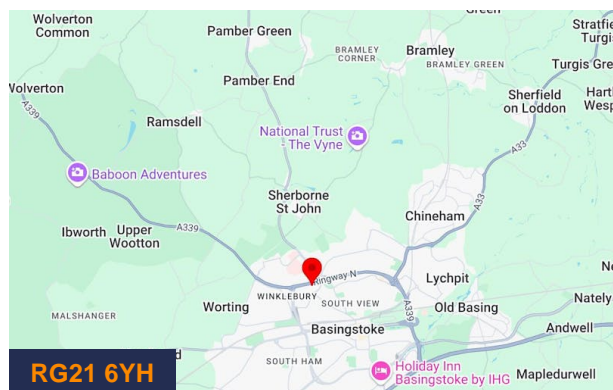
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	8,894	826.28	Available
Ground - Offices	1,375	127.74	Available
1st - Offices	1,375	127.74	Available
<b>Total</b>	<b>11,644</b>	<b>1,081.76</b>	

## Terms

Our clients hold the residue of a lease until 1st August 2028 drawn on a fully repairing and insuring basis, contracted outside the Landlord & Tenant Act 1954 Part II (as amended). Alternatively, the landlords may consider a longer term, subject to contract. Further details upon application.

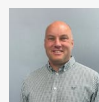


## Viewing & Further Information



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