

TO LET

Unit 2, The Enterprise Centre

West Ham Lane, Basingstoke, Hampshire, RG22 6NQ

2,469 sq ft (229.37 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit 2, The Enterprise Centre, West Ham Lane, Basingstoke, Hampshire, RG22 6NQ

Key Features

- Stepped rent from £25,924 per annum
- Open-plan industrial / warehouse accommodation
- Forecourt parking and loading area
- Roller shutter loading door
- Separate pedestrian entrance
- Natural light from rooflights
- Established commercial location in Basingstoke
- Owned by Petchey Holdings - contact landlord direct

Description

Unit 2 provides approximately 2,469 sq ft of predominantly open-plan industrial / warehouse accommodation. The unit benefits from roller shutter loading access, a separate pedestrian entrance, rooflights and high-level lighting.

A forecourt provides space for parking, loading and unloading. The accommodation offers potential for warehouse, storage, distribution or light industrial occupation, subject to the necessary consents.

Location

The property is situated at The Enterprise Centre on West Ham Lane, within an established commercial area of Basingstoke. Basingstoke town centre and mainline railway station provide amenities and transport connections.

Accommodation

Approximate total floor area
2,469 sq ft (229.37 sq m)

Terms

Available on a full repairing and insuring lease. Further terms available on application.

Planning

Interested parties should make their own enquiries with the local planning authority regarding the suitability of their proposed use.

Service Charge

£3,916.66 per annum.

VAT

VAT may be applicable.

Legal Fees

Each party to bear their own legal fees.

Rent

Year 1	£25,924 per annum
Year 2	£28,393 per annum
Year 3	£30,863 per annum

Incentives available on application.

Viewing & Further Information

Contact landlord direct
Gordon Everard
020 8252 8000
07549 669044
geverard@petchey.co.uk





Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Petchey Holdings has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Petchey Holdings have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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HOLDINGS