Industrial / Warehouse

TO LET

CURCHOD&CO

Unit 4, Spectrum Court

Intec Business Park, Basingstoke, RG24 8NE

Warehouse/industrial unit

2,470 sq ft

(229.47 sq m)

- Three phase power
- 5.5m eaves height
- 4.7m (w) x 5m (h) loading door
- 4 allocated car parking spaces per unit (plus overflow)
- Range of units available

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Summary

Available Size	2,470 sq ft
Rates Payable	£12,475 per annum
Rateable Value	£25,000
Service Charge	£1.77 per sq ft
EPC Rating	E (119)

Description

Spectrum Court provides 10 warehouse/industrial units. The subject unit has a loading/roller shutter door, 5.5m eaves height, partitioned offices, a kitchenette and 2 W.Cs.

Location

Intec Business Park is located approximately 2 miles north of Junction 6 of the M3 motorway. Chineham District Shopping Centre, boasting a number of major retailers is within walking distance of the development. Regular bus services operate along Wade Road providing a direct link from Intec to Basingstoke bus station, train station and the town centre/Festival Place Shopping Centre.

Terms

A new Full Repairing and Insuring Lease for a term to be agreed, to be outside the Landlord & Tenant Act 1954.

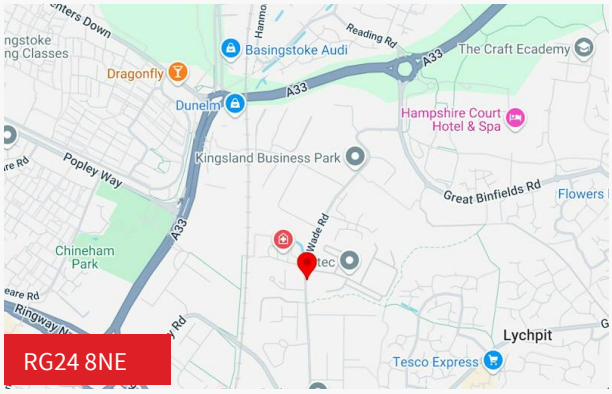
Anti Money Laundering

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/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



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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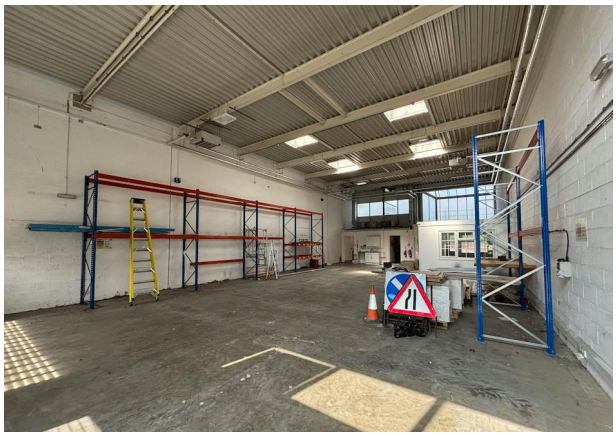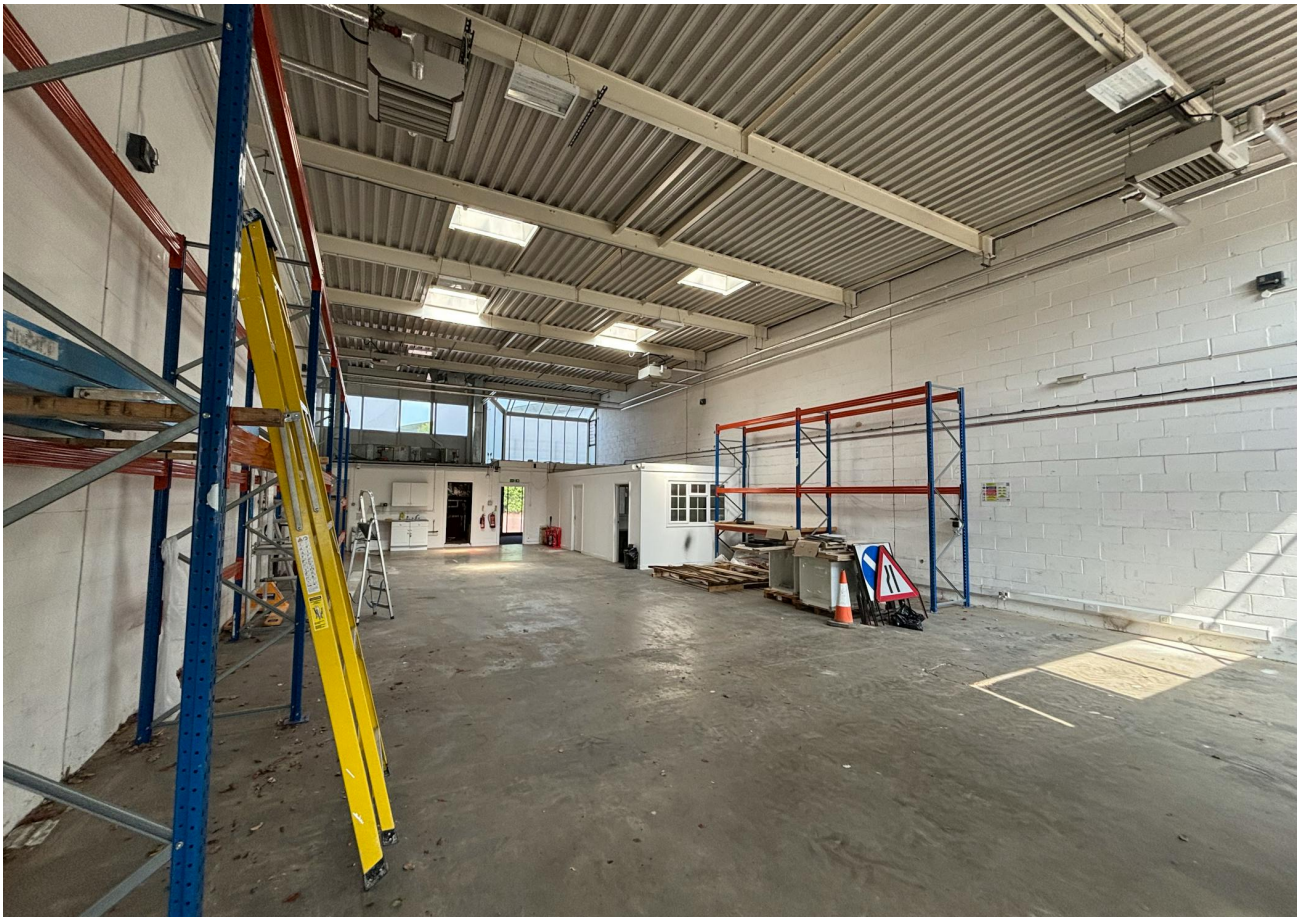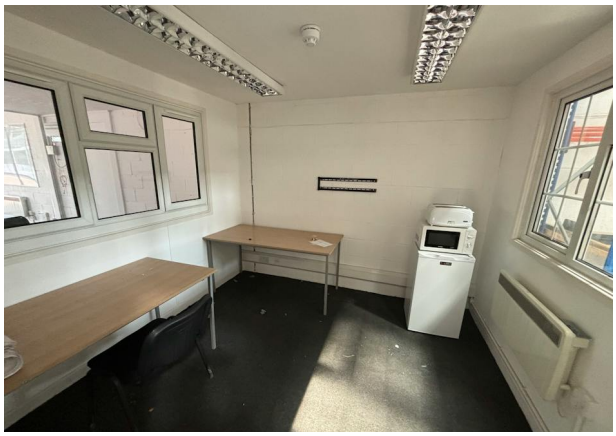
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