Industrial / Warehouse

TO LET

CURCHOD&CO



2 Chineham Point

Crockford Road, Basingstoke, RG24 8NA

Prominent two storey hi-tech/industrial unit with first floor refurbished offices

3,639 sq ft

(338.07 sq m)

- Rare 50:50 warehouse/office business unit
- Electrically operated loading door measuring 3.8m high x 3.5m wide
- Maximum ground floor internal height 4.1m
- Close to entrance of Chineham Business Park
- Allocated car parking space
- Refurbished first floor offices

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Summary

Available Size	3,639 sq ft
Rent	£43,668 per annum
Business Rates	To be reassessed
EPC Rating	D (91)

Description

Chineham Point provides five, two storey hi-tech business units. The ground floor provides a warehouse/industrial unit with an electrically operated loading door with a maximum internal height of 4.1m. The current tenant has fitted out part of the ground floor to provide a staff welfare/kitchen facility plus a separate private office.

The first floor has recently been fully refurbished to provide open plan office space together with 2 WC's and capped waste and water, ready for a new tea point/kitchen to be installed in a suitable location.

Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 180,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Chineham Point is located on Crockford Lane on the approach to Chineham Business Park. The property is approximately 2 miles north east of Basingstoke town centre and has easy access off the A33 Reading road. The M3 motorway junction 6 and the M4 junction 11 are 2 miles and 12 miles distance respectively.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial/Warehouse	1,843	171.22	Under Offer
1st - Offices	1,796	166.85	Under Offer
Total	**3,639**	**338.07**	

Terms

A new Fully Repairing and Insuring lease to be granted on a flexible term to be agreed, contracted outside of the Landlord & Tenant Act 1954 (part II) as amended.

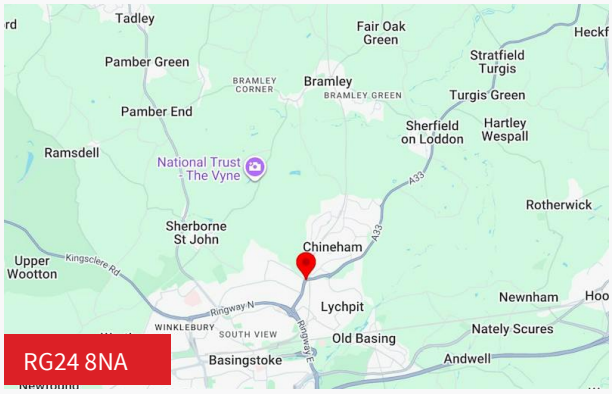
Anti Money Laundering

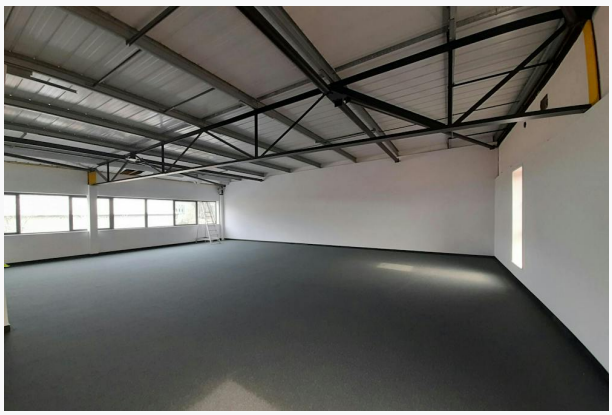
To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

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

All prices are quoted exclusive of VAT which may be charged.







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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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