Industrial / Warehouse

TO LET

CURCHOD&CO



10 Bilton Road

Kingsland Business Park, Basingstoke, RG24 8LJ

Modern industrial/warehouse unit

4,661 sq ft

(433.02 sq m)

- 6.5m clear internal height
- Full height electrical loading doors
- Floor loading 30kN/m2
- Air conditioned offices
- Allocated parking spaces
- 3 phase power supply
- LED lighting
- Electrical vehicle charging points

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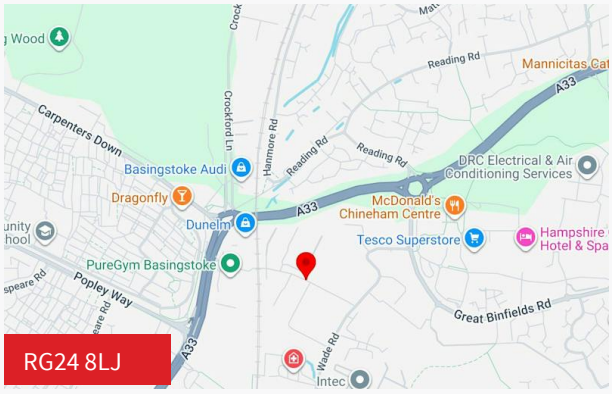
Summary

Available Size	4,661 sq ft
Rent	Rent on application
Rates Payable	£18,252 per annum
Rateable Value	£42,250
Service Charge	£0.85 per sq ft
EPC Rating	Upon enquiry







Description

Unit 10 Bilton Road is a modern, refurbished terrace unit of steel portal frame construction, with profiled metal cladding and ancillary offices with double-glazed windows.

The unit benefits from a generous car parking ratio and a dedicated service yard to the rear. The open plan offices are accessed via an entrance lobby and benefit from kitchenette and WC facilities.

The warehouse area has a clear internal height of approximately 6.5m, and is entirely column-free with extensive natural light via the roof lights. Full-height loading doors provide access to the dedicated service yard.

Location

Basingstoke is well located approximately 48 miles from Central London and 32 miles from the port of Southampton on the south coast. The town is surrounded by open countryside, without an immediate catchment area, approximately 13 miles south of Reading, 15 miles south west of Blackwater Valley towns, 20 miles east of Andover. The town enjoys very good road and rail connections, having a mainly dual carriageway ring road and being located adjacent to Junction 6 and 7 of the M3, and on the mainline between Southampton and Waterloo. A typical fast train journey from Basingstoke to London Waterloo takes approximately 45 minutes.

Kingsland Business Park is Basingstoke's prime business industrial park and is located approximately 2 miles to the north east of Basingstoke town centre and railway station (journey time to London Waterloo approx 45 minutes) and is easily accessed via the A339 northern and eastern ringway. Junction 6 of the M3 is 3 miles distant. Frequent bus services operate between Chineham Shopping Centre and Basingstoke town centre via Wade Road, the main spine road through Kingsland Business Park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	4,037	375.05
1st - Offices	624	57.97
Total	**4,661**	**433.02**

Terms

A new full repairing and insuring lease is available for a term to be agreed. Subject to vacant possession.

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.

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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UNIT TO LET







