Industrial / Warehouse

TO LET

CURCHOD&CO



Unit 2, Enterprise Centre

West Ham Lane, Basingstoke, RG22 6NQ

Modern industrial/warehouse unit

2,469 sq ft

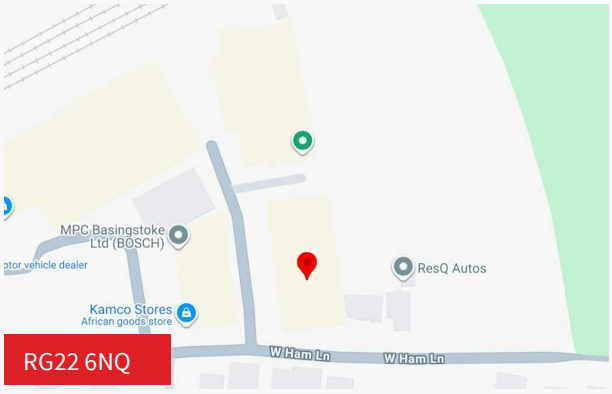
(229.38 sq m)

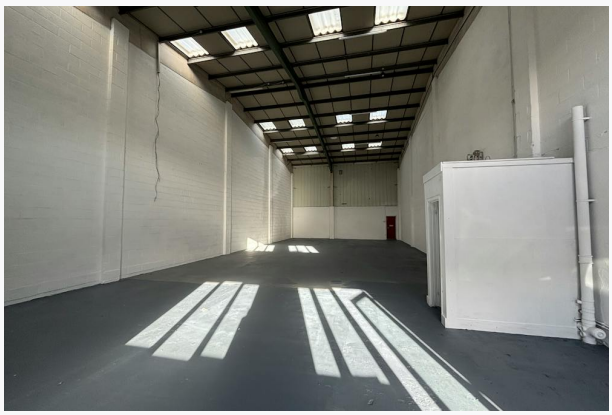
- Min eaves height approx 6.2m
- Roller shutter door 3.36m(w) x 5.01m(h)
- WC
- Allocated parking
- Loading area

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

Summary

Available Size	2,469 sq ft
Rent	£25,924 per annum Please refer to the stepped rent stated below
Rates Payable	£11,880 per annum
Rateable Value	£27,500
Service Charge	£3,916.66 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)







Description

The property has been refurbished and consists of a warehouse, with 1x W.C within, with 1 entrance door to the front of the unit providing access.

There is a roller shutter door with a front-loading area immediately in front to allow for deliveries. There is also associated car parking and the unit is in a shell condition ready for a tenants' fit out.

Location

The property is located at Enterprise Centre located behind Moniton Trading Estate on West Ham Lane, off Worting Road, approximately 3 miles west of Basingstoke town centre. Junction 7 of M3 approximately 4 miles and J11 of M4 is 19 miles away.

Terms

A new Full Repairing and Insuring lease is available for terms to be agreed with the Landlord.

Stepped Rent

Year 1: £25,924 per annum exclusive
Year 2: £28,393 per annum exclusive
Year 3 and onwards: £30,863 per annum exclusive

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

Tom Nurton
01256 462222 | 07741 551255
tnurton@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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