

**DETACHED WAREHOUSE WITH
22 CAR PARKING SPACES**

**WAREHOUSE OR PRODUCTION USE
WITH ANCILLARY OFFICES
8,741 Sq Ft (812 Sq M) - TO LET**



CGI shows superimposed roof colour

**UNIT 2 BEECHWOOD, CHINEHAM PARK,
BASINGSTOKE, RG24 8WQ**



Nearby Park facilities

- Eaves height of 6.5 metres
- Single loading door, approx. 4m sq
- Stand alone site with loading separated from parking
- Business Park location, with nearby crèche and gym facilities

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BASINGSTOKE

The town lies approximately 45 miles south west of London and is served by junctions 6 & 7 of the M3 motorway, easy access is afforded to Heathrow, Gatwick and Southampton airports. Fast and frequent rail services run to the heart of London (Waterloo is 45-50 minutes travel time). The internal road system is highly efficient and shopping/leisure facilities are much improved, with the Festival Place redevelopment having now established and matured.

PROPERTY DESCRIPTION

Unit 2, Beechwood, is positioned on Chineham Park, to the north of Crockford Lane, approximately 2 miles north east of the town centre. The A33 Reading Road is immediately accessible, and offers access to Junction 6 of the M3 motorway. The property is a typical steel portal frame construction, with a profile steel clad roof and upper elevations. The design of the front elevation is principally brickwork with individual 'punch' windows. The roof is likely to be resprayed/recoated during 2012.

The eaves height to the warehouse is approx. 6.5m, served by a single access door (approx. 4m sq).

Offices are provided principally at first floor level, although additional ground floor office space could be fitted in the low height section beneath, in doing so creating approximately 30-35% office content. There is parking provision for at least 22 cars.

FLOOR AREA

	Sq m	Sq ft
Warehouse/factory (and toilets)	527	5,673
Ground floor offices (or low height production/storage)	132	1,421
First floor offices	153	1,647
Total gross internal area, approx:	812	8,741

LEASE TERMS & COSTS

The property is available by way of a new lease directly from the landlord on Chineham Park. Terms to be agreed. The quoting rent is **£7.50 psf**. Rates payable will be in the region of £3.15 psf pa, but prospective occupiers are recommended to check with the VO website or the Borough Council on 01256 844844.

LEGAL COSTS & VIEWINGS

Each party will bear their own legal costs. Viewings are to be arranged through the joint sole agents:



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Ref: RT/LP/Unit 2 Beechwood(13th January 2012)

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.