

**PRELIMINARY ANNOUNCEMENT DETAILS**

**QUALITY WAREHOUSE UNIT TO BE  
UPGRADED AND OFFERED TO LET**

**WITH EXISTING OFFICE CONTENT OF CIRCA 25%  
AND CAPABLE OF BEING INCREASED TO CIRCA 40%  
10,950 Sq.Ft. (1,017 Sq.M.)**



**UNIT 3 CHERRYWOOD, CHINEHAM PARK,  
BASINGSTOKE, RG24 8WF**



- Business Park location
- Nearby crèche, gym and bistro facilities
- Eaves height of approx. 6m
- Rear loading access
- 21 allocated car parking spaces

**baker  
davidson  
thomas**

[www.bdt.uk.com](http://www.bdt.uk.com)

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## BASINGSTOKE

The town is approx. 45 miles south west of London, served by junctions 6 & 7 of the M3 motorway, easy access is offered 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 have been upgraded with the advent of the Festival Place redevelopment.

## PROPERTY DESCRIPTION

The highly successful Chineham Park development is positioned approximately 2 miles to the north east of central Basingstoke, with access off the A33 Reading Road, which in turn connects with the Ringway system and the M3 at junction 6.

**Unit 3 Cherrywood** offers offices arranged towards the front of the building, with a full height rear warehouse or production facility. The offices are fitted at first floor level, to include some degree of existing and good quality partitioning. The ground floor area beneath the first floor could be fitted to provide additional offices, or may continue to be used for light assembly or low height storage use.

The building is a steel portal frame construction with attractive brick and glazed elevations and pitched roof panels. Loading is available to the rear by way of a single up and over door. The offices offer air conditioning, glazed partitions, suspended ceiling with recessed lighting, perimeter 3 compartment trunking, and carpet tiles throughout. The unit is served by at least 21 on site car spaces, plus the loading bay.

## FLOOR AREAS

	Sq. m.	Sq. ft
Production/warehouse (and toilets)	460	4,950
Ground floor offices and reception	269	2,900
First floor offices (and toilets)	288	3,100

**Total Gross Internal Area, approx**      **1,017**      **10,950**

*NB: The property has still to be check measured, so areas are approximate at this stage*

## AMENITIES

### Warehouse

- Approx 6 metre eaves height
- Rear loading door
- Concrete load bearing floor
- Sodium light fittings (subject to being left in situ by the outgoing tenant)
- 3 phase power supply
- Gas fired heater blower (functioning not checked)

### Offices

- Air conditioning/cooling
- Suspended ceiling with low glare recessed light fittings
- Part open plan/part cellular with front glazed partitions
- Perimeter 3 compartment trunking
- Carpeting throughout
- Kitchen/break out area

## LEASE TERMS & COSTS

The property is available by way of a new lease term by agreement with the landlord, the asking rent being **£7.50 per sq ft** (£82,125 pa). Additional improvements to the office areas can be rentalised if required. We understand that rates payable amount to be approximately £2.60 per sq ft per annum, but occupiers are advised to make their own enquiries on the VO website or via the Basingstoke Council on 01256 844844.

## LEGAL COSTS & POSSESSION

Each party will bear their own legal costs. Viewings by appointment through the joint sole agents:



e-mail: [nwo@hollishockley.co.uk](mailto:nwo@hollishockley.co.uk)



e-mail: [richard.thomas@bdt.uk.com](mailto:richard.thomas@bdt.uk.com)

Ref:RT/lp/3 Cherrywood(13.01.2012)

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