

PRELIMINARY ANNOUNCEMENT DETAILS

**GOOD QUALITY END OF TERRACE
WAREHOUSE/FACTORY FACILITY**

**4,145 Sq.Ft. (385 Sq.M.)
TO LET ON NEW LEASE TERMS
WITH 10 ON SITE CAR SPACES**



CGI shows superimposed roof colour

**UNIT 3A BEECHWOOD, CHINEHAM PARK,
BASINGSTOKE, RG24 8WA**



Nearby park facilities

- Eaves height of approx 6 metres
- Integral first floor offices
- Single loading door (approx. 4.7m x 4m)
- Heating and lighting may be left by outgoing tenant
- Nearby crèche and gym facilities

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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

Unit 3a 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 of typical steel portal frame construction with profiled steel clad elevations and roof. The design of the front elevation is principally brickwork incorporating individual windows. The roof is likely to be resprayed/recoated during 2012.

The eaves height to the warehouse is approximately 6 metres, served by a single access door (approx 4.7m x 4m). Offices are provided at first floor level across the frontage, with low height assembly or storage space beneath (but this area is capable of supporting additional offices if required). There are 10 allocated car parking spaces.

FLOOR AREAS

	Sq. m.	Sq. ft
Warehouse Premises	283.4	3,051
Offices (Ground and First Floors)	101.6	1,094
Total Gross Internal Area, approx	385.0	4,145

AMENITIES

Warehouse

- Approx 6 metre eaves height
- Loading door approx 4.7m x 4m
- Concrete load bearing floor
- Sodium light fittings (subject to dilapidations claim)
- 3 phase power
- Single overhead heater blower (subject to dilapidations claim)

Offices

- Gas fired heating
- Carpeted throughout
- Perimeter 3 compartment trunking
- Suspended ceilings with low glare light fittings

LEASE TERMS & COSTS

The property is now available to let on new lease terms directly from the landlord, at a quoting rent of **£7.50 per sq ft** (£31,100 per annum). The rates payable for the building will be approximately £3.15 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. Possession can be offered immediately upon completion of legal formalities. Viewings by appointment through the joint sole agents:



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Misrepresentation Clause:

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