

SMALL LIGHT INDUSTRIAL/STORAGE OR OFFICE UNITS

**TO LET - FLEXIBLE TERMS
VARIOUS SIZES: APPROX 257 - 692 SQ FT**



**THE BERESFORD CENTRE, WADE ROAD,
BASINGSTOKE, RG24 8FA**

- Short, flexible leases
- Virtually immediate access to ringway system
- On site parking
- Centre offering 21 workshop units and 8 offices



7 Faraday Office Park, Faraday Road, Basingstoke,
Hampshire RG24 8QQ Fax: 01256 840900

Offices also in Camberley

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.

LOCATION

The Beresford Centre is situated approx 1½ miles from Basingstoke town centre and the motorway junction. The mainline railway station is a 5 minute car or taxi ride. Frequent bus services run to and from Wade Road which is the main arterial route through the Daneshill and Kingsland industrial estates.

PROPERTY DESCRIPTION

The Centre is a conversion scheme of the Council's former depot. There are 21 workshop units and 8 offices. Please note that standard industrial sized loading doors are not provided within the scheme (other than to a small number of units).

Individual office units offer floor space for 257 sq ft. The larger workshop premises generally comprise around 680 sq ft or 690 sq ft.

AMENITIES

The specification of the units will vary to some extent, but generally the following amenities are offered;

- Single phase electricity supply
- Kitchen area (in certain units)
- Communal waste collection facilities
- Good on site parking
- WC units and wash hand basins
- Broadband connection
- Double personnel sized loading access doors

LEASE TERMS

Leases are available directly from the Basingstoke & Deane Borough Council, offered on flexible terms with optional tenant breaks, by negotiation. Each tenant is responsible for internal repairs only, together with payment of a service charge for external building maintenance and estate services. Building insurance is charged separately.

RENT & OTHER COSTS

The Council are seeking to achieve rental figures of £7.50/£7.60 per sq ft per annum.

Rates payable currently reflect around £3.60 per sq ft per annum, for industrial units, and nearer £5.00 per sq ft per annum for office units.

The Service Charge budget figures vary between units, from £1.36 to £2.45 per sq ft pa.

Rent deposits may be required by the Council, and references will be taken. A key deposit may also be required.

The tenant is to bear both parties legal costs in any transaction.

VIEWINGS

Viewing inspections can be arranged through:



e-mail: richard.thomas@bdt.uk.com

Ref:RT/lp/the Beresford centre(08.12.09)

Camberley Office:
Quatro House, Lyon Way
Frimley, CAMBERLEY, GU16 7ER
Tel: 01276 804804
Fax: 01276 804805

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