

SMALL LIGHT INDUSTRIAL OR STORAGE UNITS

TO LET – FLEXIBLE TERMS

Various sizes: 827 Sq.Ft. (76 Sq.M.)

OR 1,200 Sq.Ft. (111 Sq.m.)

OR 2,400 Sq.Ft. (223 Sq.m.)



THE CALVERT CENTRE, WOODMANCOTT NEAR BASINGSTOKE, SO21 3BN

- Rural location, but with excellent access to A33 and J7, M3
- Landlord on hand to deal with day to day issues
- Ample on site parking
- Individual loading doors



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

Offices also in Camberley

LOCATION

Woodmancott is situated approx. 7 miles southwest of Basingstoke and 10 miles north east of Winchester, just south of the A33. The M3 motorway at Dummer (junction 7) is within 4 miles, directly accessible from the Calvert Centre via the A33 trunk road. One of the advantages of the location is the lack of traffic congestion during peak hours, combined with its proximity to the road network which allows easy access to various destinations during usual business hours.

PROPERTY DESCRIPTION

The development comprises of a number of small industrial/storage buildings. Traditional building materials have been used to include steel portal frames, brickwork elevations and pitched and fully insulated steel roofs. The concrete floor slabs are fully load bearing and up and over loading doors serve each unit. The tenants are generally expected to construct their own office accommodation within the units in order to suit requirements, but previous fit-outs are occasionally available.

FLOOR AREAS

Availability varies from time to time, but approximate gross internal areas are as follows:

	Sq.ft.	Sq.m.
Units 1 & 2 (each)	1,760	164
Unit 3	2,190	203
Unit 4	1,200	111
Unit 5-11 (each)	827	77
Units 12-14 (each)	2,400	223
Units 15/16 (combined)	2,400	223
Unit 17/18 (combined)	2,820	262
Unit 19	1,600	149

Note, measurements have been supplied by our client.

AMENITIES

- Varying eaves heights
- Gas supply to each unit
- Fluorescent strip lighting
- Low maintenance construction materials
- Up and over loading doors
- 3 phase power
- Units maintained in good working order by the Landlord.

LEASE TERMS & COSTS

Our clients are flexible with regard to lease terms. Rents on the estate have remained fixed at £8.00 per sq.ft. since the initial phase of construction. Rates payable are generally in the region of £2.80-£3.20 per sq.ft. per annum (guide). A service charge payment is payable towards maintaining the estate and undertaking external repairs to the units as and when necessary.

VIEWINGS

Arrangements to view can be made via:



www.bdt.uk.com

01256 840777

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

Ref:RT/SS/calvert centre(21.06.10)

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

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