



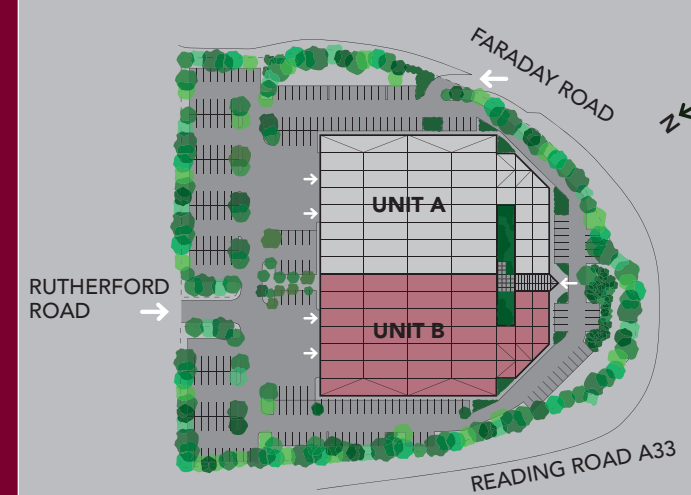
THE FARADAY CENTRE

RUTHERFORD ROAD | BASINGSTOKE | RG24 8PD



Prominent HQ Building: Industrial / Warehouse and Offices
Secure site of 4.5 acres with 258 car spaces

36,610 to 79,479 sq ft | TO LET or FOR SALE



LOCATION

Basingstoke, 45 miles southwest of London, is served by junctions 6 and 7 on the M3 motorway, and boasts a highly efficient dual carriageway ringroad. Fast and frequent rail services run to London, Waterloo (fastest journey – 45 minutes) and other regional destinations. Basingstoke's shopping and leisure facilities have been upgraded with the advent of the Festival Place scheme over the past decade.

DESCRIPTION

The Faraday Centre occupies a self contained, prominent and secure site, visible from the main A33 Reading Road, some 2 miles to the northeast of the town centre. Vehicular access is offered from two points on the Daneshill estate and junction 6 of the M3 is approximately 1 mile to the south.

The property comprises an office/production/distribution facility. The two storey offices are arranged towards the front of the site with profile onto the Reading Road roundabout on Ringway East. The rear loading apron is accessed from Rutherford Road and serves 4 surface level loading bays.

FLOOR AREAS

Unit	Industrial Space	Offices and Ancillary	Total GIA sq ft (sq m)
A	30,742	12,127	42,869 (3,983)
B	26,882	9,728	36,610 (3,401)
A + B	57,624	21,855	79,479 (7,384)

FEATURES

- | 258 car spaces
- | 4 full height loading doors
- | 6 metre eaves height
- | Secure rear loading apron
- | Potential for hard standing
- | 3 phase power supply
- | All other mains services.
- | Double height glazed office atrium
- | External 'feature' courtyard
- | Fitted two storey offices
- | Potential to increase the office content and / or overall space on site (s.t.p)

PLANNING

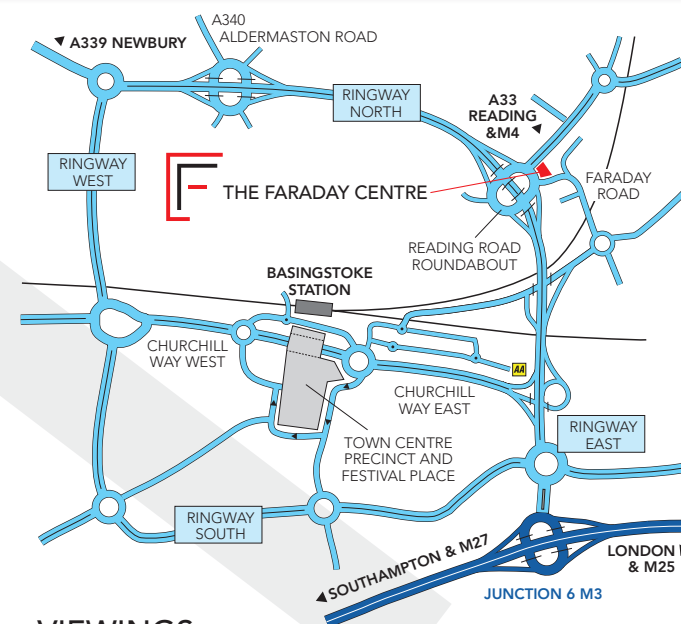
Any use within Classes B1, B2 and/or B8 of the Use Classes Order.

RATES

Rates payable are approximately £1.60 per sq ft per annum (2011/12).

TERMS

A new lease is available by arrangement. Rent upon application. Each party to bear their own legal costs in any transaction.



VIEWINGS

Strictly by appointment with the joint sole agents:

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