

**WAREHOUSE FACILITY
FRONTING READING ROAD ROUNDABOUT
ON THE BASINGSTOKE RINGROAD**

**Size Options: 31,025 sq ft (2,882 sq m)
or 35,456 sq ft (3,294 sq m)
Sublease until Summer 2012**



**UNIT A, FARADAY CENTRE, FARADAY ROAD,
DANESHILL, BASINGSTOKE, RG24 8PD**



- Prominence and visibility
- Rear loading and extensive yard
- Eaves height - 6m
- Offices to frontage (if required)
- Ample car parking



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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.

PROPERTY DESCRIPTION

The Faraday Centre is a single, detached warehouse facility, but has been subdivided into two units, one of which is now available to let. It occupies a position immediately to the north of the Reading Road Roundabout, between Faraday Road and the A33 Reading Road. There are two access points into the site, separating office workers from deliveries - the latter is via Rutherford Road (off Faraday Road). The yard area provides excellent loading, unloading and lorry manoeuvrability. Additional car parking is available along the side elevation of the building (and potentially across part of the frontage if offices are required). Construction materials comprise a fully clad warehouse beneath a steel portal and a roof design which incorporates two pitches. Office areas are of brickwork and glazing, also around a steel frame.

FLOOR AREAS

Warehouse	31,025 sq ft	2,882 sq m
Ground floor offices (Optional)	4,431 sq ft	412 sq m
Total, Gross Internal Area, approx	35,456 sq ft	3,294 sq m

NB: The warehouse can be offered with or without the ground floor office accommodation.

AMENITIES

The specification of the building includes:

- Ample on site car parking.
- Sodium light fittings to warehouse
- Mains fed sprinkler system.
- Smoke vents.
- 6m eaves height.
- Gas supply to warehouse.
- Separate works toilets.
- All mains services.
- 2 loading doors served from the rear yard.
- 3 phase electricity

LEASE TERMS & COSTS

The existing headlease expires in September 2012. We believe that alternative discussions could be entertained with the landlord for a longer term lease if required.

RENT AND OTHER COSTS

- Rent - £5.95 per sq ft per annum.
- Rates - We are advised that rates payable for the financial year 2009-2010 reflect £1.70 per sq ft per annum.
- Service Charge - A small charge applies in connection with building insurance and landscaping/gardening maintenance.

VIEWINGS

Strictly by appointment through the appointed agents:



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

Ref:RT/jh/A Faraday Centre(26.05.09)

Camberley Office:
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