

WAREHOUSE WITH ANCILLARY OFFICES - TO LET

**10,148 SQ FT (943 SQ M)
WITH LOADING APRON AND PARKING**



**‘NORTHGATE’
HAMPSHIRE INTERNATIONAL BUSINESS PARK,
CROCKFORD LANE, BASINGSTOKE, RG24 8WH**



- Business park location
- Additional office or R & D space available in adjoining building
- Good sized loading door
- Eaves height of approx. 6.4m

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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 building known as 'Northgate' occupies a self-contained plot on the northern edge of Hampshire International Business Park, adjacent to Chineham Park. The A33 Reading Road and the town's ringroad combine to offer swift access to the M3 and M4 motorways, in approx. 6 and 20 minutes respectively. The town centre and railway station are also accessible within approx. 6 minutes.

Northgate comprises two adjacent and interlinked buildings. Traditional building materials have been used; blockwork, brick faced elevations, double glazed tinted windows and a steel truss roof structure.

The rear of the two buildings forms the subject premises and provides a full height warehouse incorporating first floor offices with reduced-height storage or light production space beneath. A single loading bay with a roller shutter door (approx. 6 metres wide x 3.7 metres high) is positioned in a side section of the building. The warehouse has now been stripped of all previous fixtures and fittings and offers clear full span space.

Car parking is arranged as part of the external loading apron. Access to the warehouse is from the main entrance into the site, through a set of security gates and past the adjoining front section of Northgate.

FLOOR AREAS

Full height warehousing	7,497 sq ft	696.49 sq m
Reduced-height section	945 sq ft	87.77 sq m
First Floor Offices	1,289 sq ft	119.74 sq m
Ground floor toilets & ancillary	417sq ft	38.71 sq m
Total gross internal area (approx)	10,148 sq ft	942.71 sq m

TERMS

The property is offered by way of a new lease on terms to be agreed. Guidance on rent is available upon application.

The rateable value is part of a single assessment for Northgate as a whole, so will require reassessment if and when subdivided. The overall site currently reflects rates payable of approx. £3.17 psf per annum, a figure which is likely to reduce if the rear warehouse element of the building is independently assessed.

LEGAL COSTS AND VIEWINGS

Each party should bear their own legal costs. Viewing inspections can be arranged via the appointed agent:



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