

**SMALL, MODERN UNITS  
SUITABLE FOR VARIOUS USES  
INCLUDING B2 MOTOR TRADE  
RELATED ACTIVITIES**

**TO LET  
UNIT SIZES FROM 894 SQ FT OR 979 SQ FT**



**TEMPLAR COURT, KNIGHTS PARK ROAD, HOUNDMILLS  
BASINGSTOKE, RG21 6AB**



- Planning consent for motor trade uses
- 5.5m eaves height
- All mains services
- Ideal starter units

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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.

## **LOCATION**

Templar Court is positioned at the end of Knights Park Road, off the Houndmills roundabout. The Houndmills estate itself lies immediately to the northwest of the town centre and railway station and offers easy links to ringway north and ringway west. Bus routes also serve the estate. Junction 6 of the M3 motorway can be accessed in a matter of minutes.

## **TEMPLAR COURT**

The scheme provides much needed small 'start up' type units for Basingstoke, with the added benefit of a B2 planning use which permits most motor trade related uses (but excludes MOT). The scheme has been designed in two terraces, so that units can be combined if required, indeed five of the units are occupied by Xsport Racing Ltd who engineer, fabricate and assemble their track race cars. Each unit offers:

- Steel portal frame construction
- Roller shutters (approx. 3 sq m)
- Natural light - via windows and roof panels
- 3 phase and other services
- Single (disabled size) wc
- 5.5m eaves height

Officially 1 car space is offered with each of the smaller units, 2 spaces with the larger buildings. Areas in front of loading doors could also be used for parking in most instances.

## **TERMS AND COSTS**

Units of 894 sq ft are offered at £8,050 per annum (£671 per month).

Units of 979 sq ft are offered at £8,800 per annum (£733 per month).

Rates payable reflect approx. £2.40-£2.45 per sq ft per annum.

A management charge of £780 per annum (per unit) applies for estate services and building insurance.

## **LEGAL COSTS & VIEWINGS**

Each party are to bear their own legal costs. Viewings should be arranged by appointment with the joint sole agents:



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Ref:RT/lp /Templar Court(06.08.10)

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