



Basingstoke Trade Park, 146 Worting Road, Basingstoke RG21 8BJ

**TO LET**

TRADE COUNTER / WAREHOUSE UNIT

**5,642 - 7,636 Sq Ft**  
**(524 - 709 Sq M)**



## DESCRIPTION

The property comprises a mid-terrace trade counter of steel portal frame construction, with lower blockwork construction and upper profile cladding, and has ramp access to aluminium shop front, electric loading door and ample parking. The property is part fitted out as trade counter with suspended ceiling, LED lighting and commercial flooring; min eaves of 6m and a mezzanine.

- ✓ Mid-terraced trade counter unit
- ✓ Electric loading door
- ✓ Suspended ceiling and LED lighting
- ✓ Commercial flooring
- ✓ 6m eaves height
- ✓ Mezzanine

## LOCATION

Basingstoke Trade Park is situated opposite Morrisons Supermarket and B&M Stores, off Worting Road which gives immediate access to Basingstoke's Ring Road at the West Ham Roundabout as well as via Morrisons petrol filling station, and A33 Reading Road. Junction 6 of the M3 is within 2 miles and Basingstoke railway station and shopping centre is approximately ¾ mile to the east.

## ACCOMMODATION

| Gross Internal Areas    | sq ft        | sq m       |
|-------------------------|--------------|------------|
| Warehouse/Trade Counter | 5,642        | 524        |
| Mezzanine               | 1,994        | 185        |
| <b>Total</b>            | <b>7,636</b> | <b>709</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

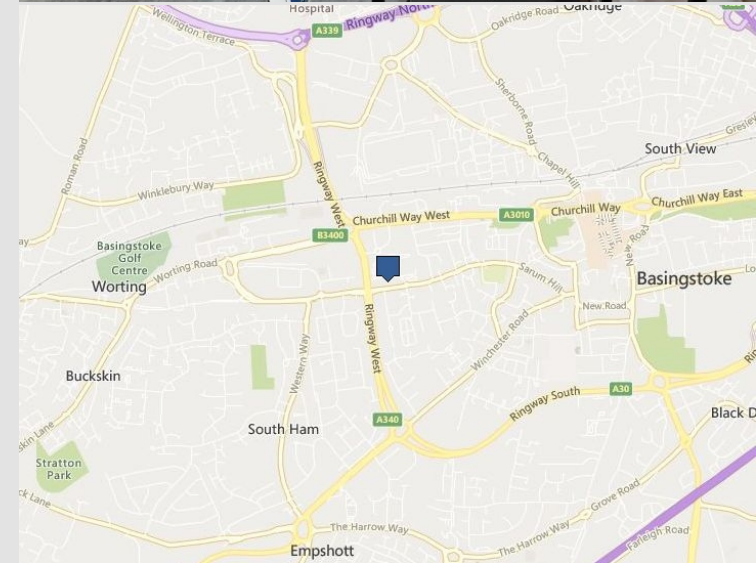
## RENT

£59,200 per annum

## TERMS

Available by way of an assignment or sublease for the remainder of the term (subject to terms) or a new lease could be agreed, subject to terms directly with the Landlord.

**EPC** The Energy Performance Asset Rating is C.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Dan Rawlings**  
07702 809192  
[drawlings@lsh.co.uk](mailto:drawlings@lsh.co.uk)

**Luke Mort**  
07591 384236  
[lmort@lsh.co.uk](mailto:lmort@lsh.co.uk)