

TO LET

FULLY REFURBISHED



UNIT 1 Trident Centre

Armstrong Road, Basingstoke RG24 8NU



Modern industrial/warehouse premises

14,520 sq ft (1,348.95 sq m)



Good eaves
height



Floor loading
to 40 KN/SQ M



2 loading doors
4m (w) x 5m (h)



Shower
facilities



Central heating
to offices



LED
lighting



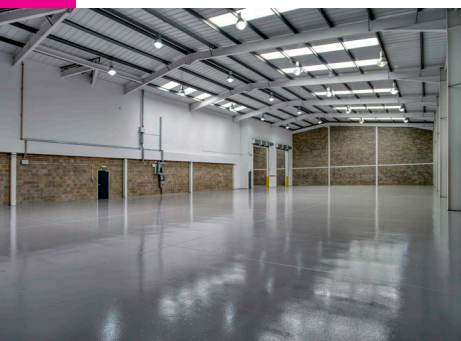
23 allocated
parking spaces

The Trident Centre is a modern industrial estate comprising three buildings, situated on the south side of Armstrong Road on the Daneshill Industrial Estate. The premises comprises of a fully refurbished semi-detached unit with open plan offices on both ground and first floors, accessed through a spacious entrance /reception. The warehouse has two loading doors, an internal loading bay and a generous eaves height of 7.5m. Externally, there are 23 car parking spaces.



LOCATION

Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 185,000, is a major centre for commerce and industry, having attracted several national and international companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.



The Trident Centre is located off Armstrong Road on the Daneshill Industrial Estate, with easy access to the Ring Road and therefore the M3 motorway, the M4 and Reading via the A33 and to both the town centre and the Chineham District Shopping Centre.



ACCOMMODATION

The accommodation comprises the following areas:

UNIT 1	sq ft	sq m
Warehouse	10,344	960.99
Ground Floor Offices	2,088	193.98
First Floor Offices	2,088	193.98
TOTAL GIA	14,520	1,348.95

VIEWINGS & FURTHER INFORMATION

Strictly via appointment through the joint sole agents:



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Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. July 2025.

Designed by: Ovation Creative Ltd, +44(0)7889 982136