

TO BE REFURBISHED



## Western House, Armstrong Road, Daneshill Industrial Estate, Basingstoke, RG24 8QE

Self-contained unit with additional external storage

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	44,654 sq ft / 4,148.49 sq m
<b>Rent</b>	Rent on application
<b>Service Charge</b>	N/A
<b>Rates Payable</b>	£2.20 per sq ft
<b>EPC Rating</b>	Upon enquiry

### Key Points

- To be refurbished
- 5 dock level loading doors
- Secure, self contained yard with an extra 20,000 sq ft of hard standing
- 6-6.5m eaves height
- 2 level loading doors
- 3 phase power

# Western House, Armstrong Road, Daneshill Industrial Estate, Basingstoke, RG24 8QE

## DESCRIPTION

Western House is due to undergo refurbishment and benefits from a large, self-contained yard, as well as an additional area of secure hard standing to the rear of the building.

## LOCATION

Western House is located on the established Daneshill Industrial Estate in Basingstoke. Located just 2 miles from the M3 occupiers on Armstrong Road benefit from easy access to the South West and London. Reading is easily accessible via the A33.

## ACCOMMODATION

The accommodation comprises the following areas:

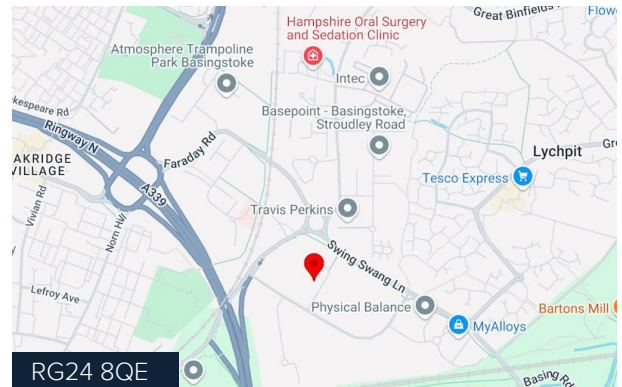
Name	sq ft	Availability
1st - Offices	5,115	Available
Ground - Offices	2,782	Available
Ground - Warehouse Bay 1	17,178	Available
Ground - Warehouse Bay 2	17,164	Available

## VIEWINGS

For viewings and further information, please contact the joint sole agents, Hollis Hockley or BDT.

## ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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