

THE iO CENTRE

BRUNEL ROAD BASINGSTOKE RG21 6TZ



UNITS 7&8

11,544 SQ FT (1,072.5 SQ M)

WELL-CONNECTED TRADE COUNTER /
INDUSTRIAL WAREHOUSE UNIT TO LET

THE UNIT CAN BE SPLIT TO CREATE TWO SMALLER UNITS

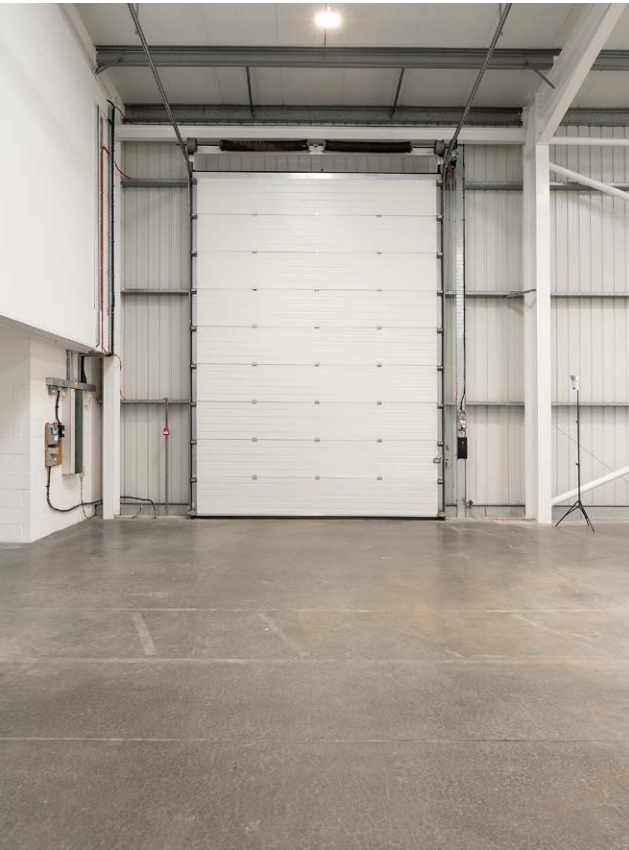
FULLY REFURBISHED
AVAILABLE NOW

THE
io CENTRE

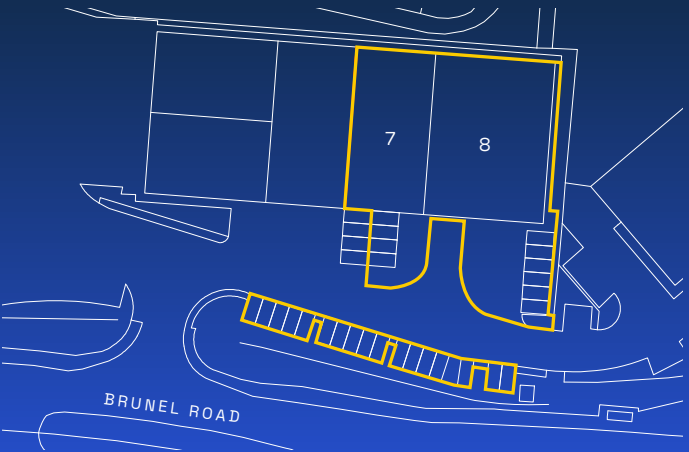
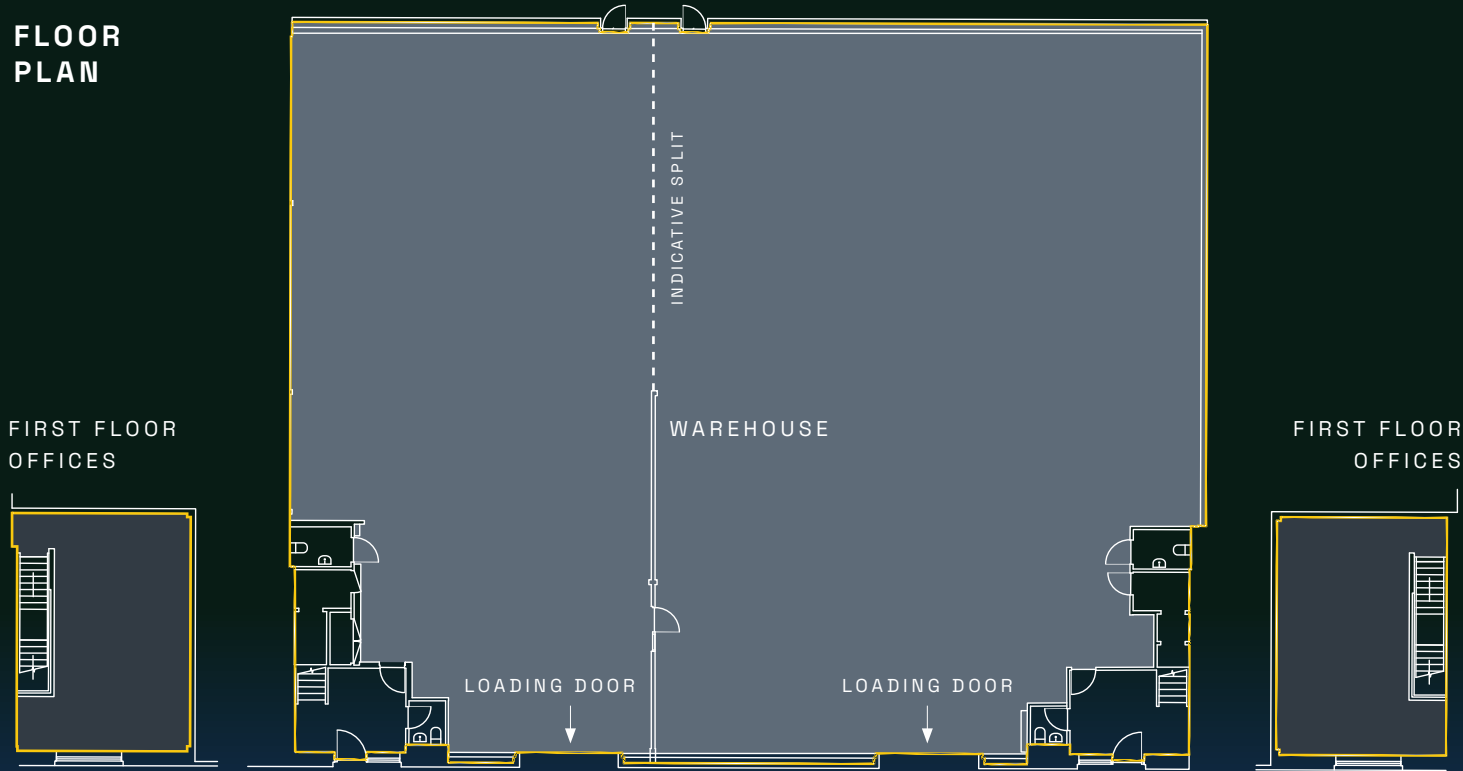
BRUNEL ROAD, BASINGSTOKE RG21 6TZ

UNITS 7&8, THE IO CENTRE
IN BASINGSTOKE HAS
UNDERGONE A COMPREHENSIVE
REFURBISHMENT AND IS
AVAILABLE NOW.

THE UNITS BENEFIT FROM
A PROMINENT ROADSIDE LOCATION
WITH 28 CAR PARKING SPACES.
THERE ARE 2 GROUND LEVEL
LOADING DOORS AND ANCILLARY
FIRST FLOOR OFFICES. THE UNIT
CAN BE SPLIT SUBJECT TO
NEGOTIATION.



FLOOR
PLAN



SITE PLAN

ACCOMMODATION (GIA)

UNIT 7	SQ FT	SQ M
First Floor Offices	660	61.3
Ground Floor Warehouse	3,743	347.7
Ground Floor Offices	354	32.9
TOTAL	4,757	441.9
UNIT 8	SQ FT	SQ M
First Floor Offices	629	58.5
Ground Floor Warehouse	5,803	539.1
Ground Floor Offices	355	33.0
TOTAL	6,787	630.6
COMBINED TOTAL	11,544	1,072.5



FULLY
REFURBISHED



APPROX 7M
CLEAR INTERNAL
HEIGHT



2 GROUND LEVEL
LOADING DOORS



138 KVA
POWER SUPPLY



NEW LED
LIGHTING



EPC
RATING B



FIRST FLOOR
OFFICES WITHIN
EACH UNIT



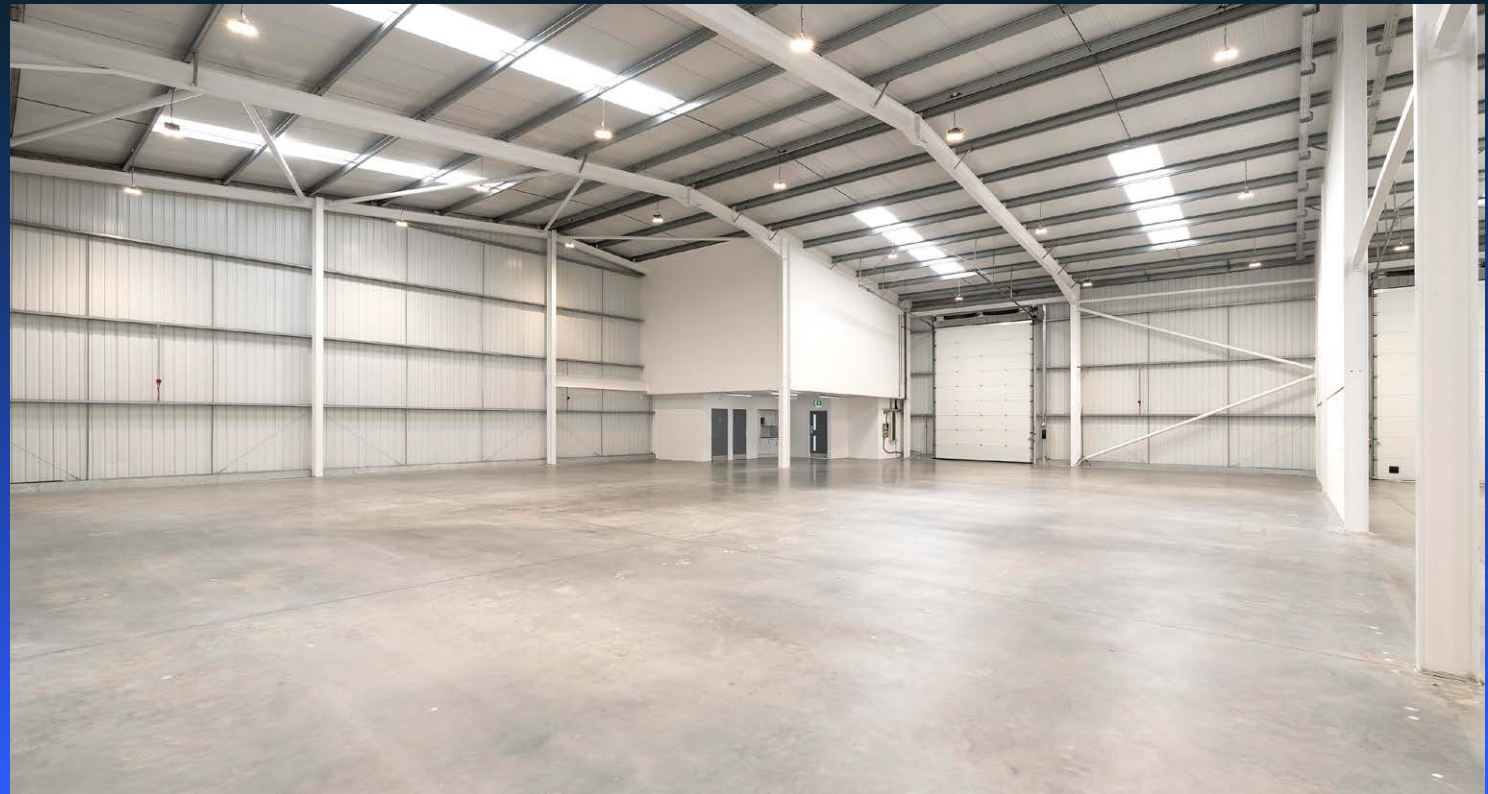
28 CAR PARKING
SPACES



PROMINENT TRADE
LOCATION WITHIN
THE HOUNDMILLS
INDUSTRIAL AREA



UNIT CAN BE
TAKEN SEPARATELY
OR COMBINED



1 KVA

2 CITY
PLUMBING

3 THE BATHROOM
SHOWROOM

4 euro
CAR PARTS

5 BERRY BROS & RUDD

6 eurocell CROWN
DECORATING CENTRES

7 GREGGS Starbucks

8 MORE!
Self Storage

9 Mercedes-Benz

10 KwikFit

11 CTD

12 PEUGEOT

13 Ford

14 JAGUAR LAND-ROVER

15 Sainsbury's

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LOCATION

Located on the established Houndmills Industrial Estate, Units 7 & 8 The IO Centre benefit from quick access to Junction 6 of the M3, which is just 3.1 miles away, allowing occupiers to travel to London, Reading and the South Coast with ease.

The units are situated within an established trade location, with nearby occupiers including City Plumbing Supplies, The Bathroom Showroom, TLC Electrical, Starbucks and Greggs.



A340 RINGWAY WEST

A339 RINGWAY NORTH

BRUNEL ROAD

HOUDMILLS ROAD



TO A33,
M4 J11
& M3 J6



3.1 MILES TO J6 M3
& BASINGSTOKE TOWN CENTRE



iO



JUST TYRES

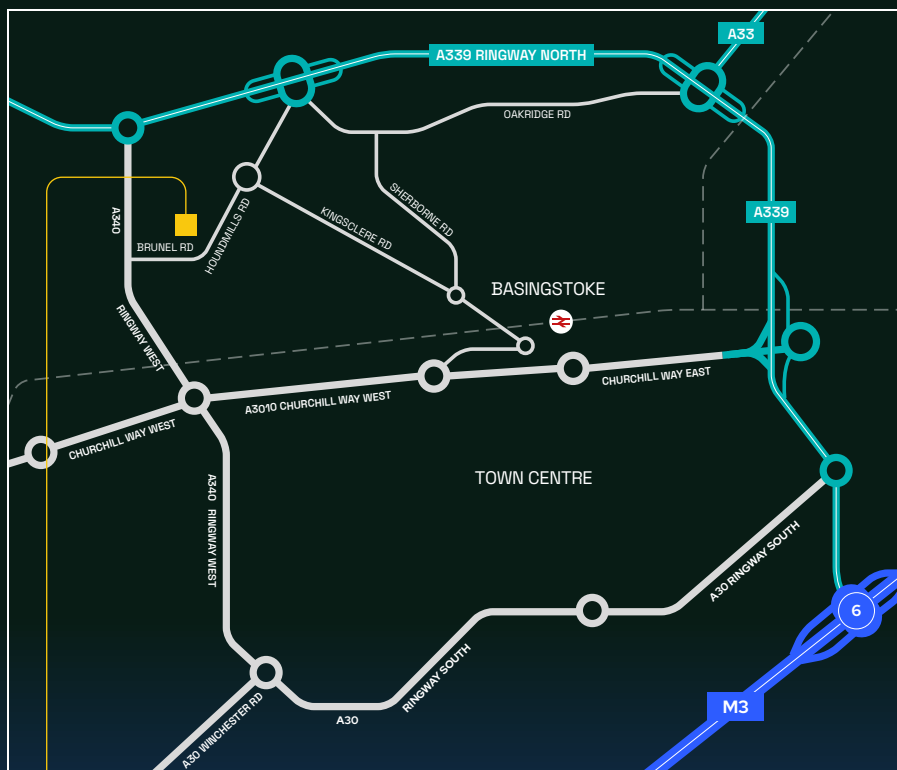
7

8

THE
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TERMS

The units are available on a new Full Repairing and Insuring lease, direct from the Landlord. Quoting terms are available upon application.

LEGAL COSTS / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

VIEWINGS & FURTHER INFORMATION

Please contact the sole agents.



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