UNITS 1, 2 & 4 DANESHILL INDUSTRIAL ESTATE

Daneshill Industrial Estate
Armstrong Rd
Basingstoke
RG24 8NU

TO LET

ONLY £7.50 PSF PAX

103, 287 SQ FT

11.6m Maximum Eaves Height

Cross Docking Loading Capabilities

Gated/Secure Yard Areas

Location

start.remain.foods

The premises occupies an extremely prominent high-profile location on the corner of Armstrong Road and Swing Swang Lane, which is in the heart of the Daneshill Industrial area. Daneshill benefits from immediate road connections onto the Basingstoke Ring Road, providing fast access to Junction 6 of the M3 (1.5 miles) and the A33 Reading Road, Junction 11 of the M4 (12 miles).

The M3 corridor provides fast access to the M25 (25 miles), whilst the A34 (13 miles) provides easy connections to the north, both Southampton and Portsmouth ports are (32 miles and 42 miles respectively) and Heathrow Airport (37 miles).

The Property

The premises comprise a substantial industrial/warehouse unit, which has been occupied by a steel distribution company for over 35 years. The previous occupier predominantly used the property as a storage and national distribution warehouse for its steel products. There was also a small element of steel processing, which consisted of cutting the steel to size for specific customer requirements.

Specific attributes include a cross docking/loading bay whereby HGVs are able to enter (Load & Unload) and exit via the opposite side into the yard by way of improved circulation / efficiency. There are a bank of 3 cross docking loading doors (each side) and further set of 2 separate 'side by side' loading doors in the end bay (8 doors in total measuring approx. 4.8m high by 4.6m wide).

The high bay warehouse has a minimum eaves height of 10.2m with some parts of the property providing 11.6m. There is a mixture of LED and fluorescent lighting within the warehouse plus staff welfare/office accommodation. The premises also comprise a stand-alone office building over two floors, together with parking in front.

Generous external yard provision is located facing the east and west elevations which are secure /gated both sides.

11.6m Maximum Eaves Height

Separate/ Linked Office Accommodation

Staff Welfare & Offices in Warehouse

Gated/Secure Yards

Cross Docking Capabilities

Prominent Location

8 Loading Doors

Generous Onsite Car Parking Areas

Terms

Our clients will offer a full repairing and insuring lease for a new term by arrangement.

EPC

Unit 1&2 - B
Unit 4 - Awaited

Viewings

Strictly by appointment through the sole agents:

Russell Ware
07747 846422
Email: russell.ware@bdt.uk.com

Andy Gibbs
07766 951719
Email: andy.gibbs@bdt.uk.com

bdt
www.bdt.uk.com
01256 840777

Disclaimer

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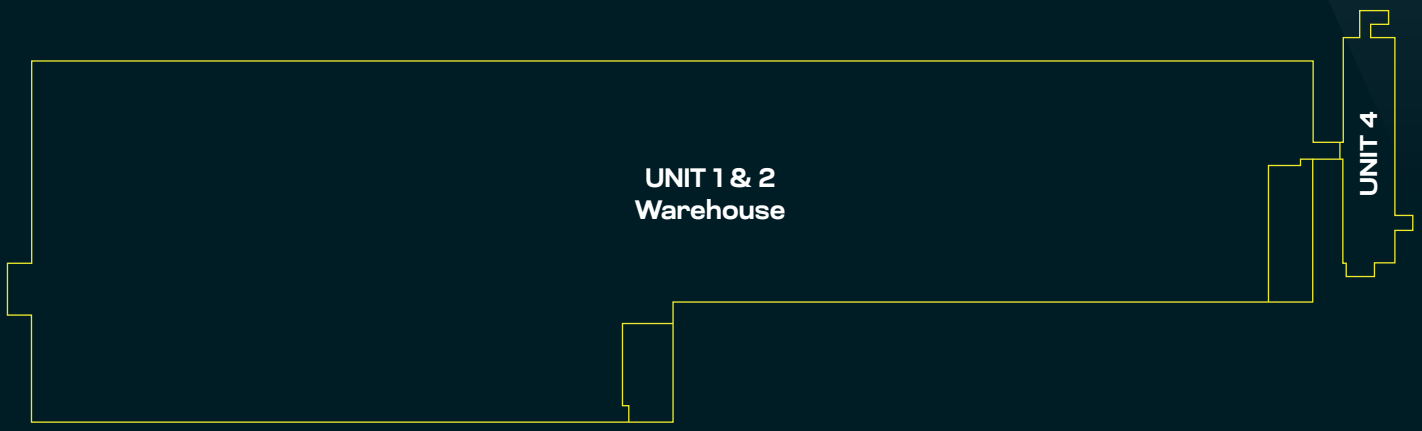
Floor Plan

Ground & First Floor Office: 6,372 SQ FT GIA (591.97 SQM)
Warehouse: 96,915 SQ FT GIA (9003.69 SQM)
Total: 103,287 SQ. FT (9595.67 SQM)