

UNIT 1

LISTER ROAD INDUSTRIAL ESTATE

Sherrington Way, Basingstoke RG22 4DQ



TRADE COUNTER/WAREHOUSE/ INDUSTRIAL PREMISES 6,070 SQ FT (563.92 SQ M)



6.1 metre
eaves



3 phase
power



Single loading door
4.7m (h) x 3.6m (w)



Generous loading
and parking area



Trade counter
opportunity



TO LET



UNIT 1
LISTER ROAD INDUSTRIAL ESTATE

LOCATION

Basingstoke is a major centre for commerce and industry with a borough population of approximately 185,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, with a fastest timetabled service of 45 minutes.

The Lister Road Industrial Estate is an established trade counter location where neighbouring occupiers include Rexel, Wolseley, Edmundson Electrical and Europcar.

DESCRIPTION

UNIT 1 comprises an end of terrace property of steel portal frame construction with lower brick and upper clad elevations, all under a pitched roof incorporating translucent light panels. The property offers open plan full height space, along with a kitchenette and two WCs.

Externally, the unit benefits from a generously sized loading and parking area.

EPC RATING: B(28).

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its 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. January 2026.

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

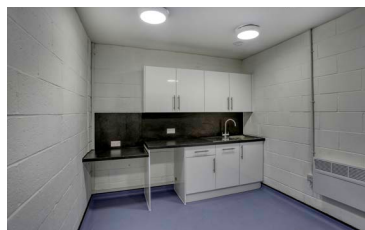


SAT NAV: **RG22 4DQ**

ACCOMMODATION

The accommodation comprises the following areas:

	sq ft	sq m
Warehouse (GIA)	6,070	563.92



TERMS

A new fully repairing and insuring lease is available on terms by arrangement.

VIEWINGS & FURTHER INFORMATION

Strictly via appointment through the joint sole agents:



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