



**MONITON**  
TRADING ESTATE

& Basingstoke Enterprise Centre

**TO LET**  
**AVAILABLE NOW**

2,970 SQ FT - 7,196 SQ FT

West Ham Lane, Basingstoke, RG22 6NQ

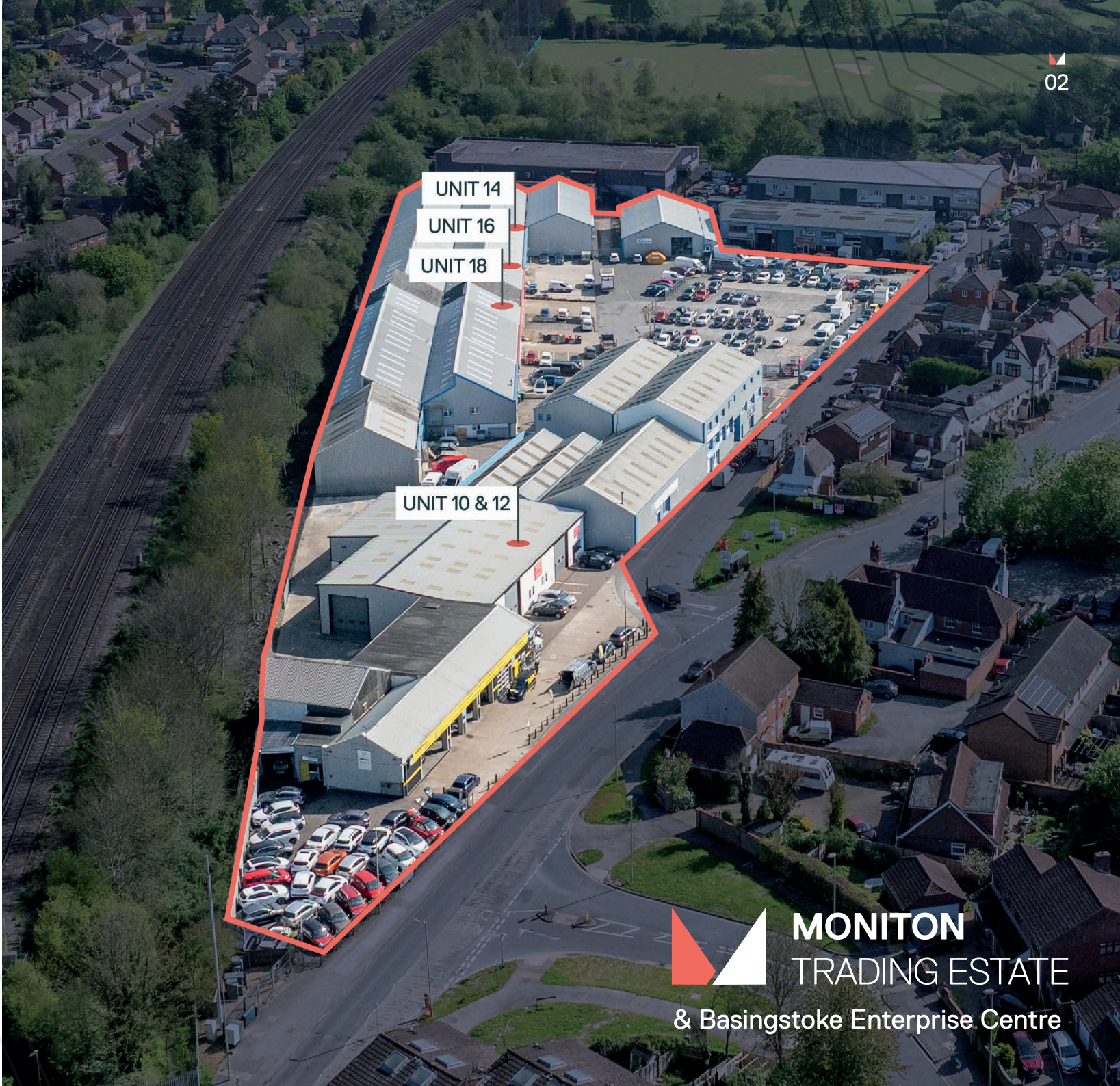


**CURCHOD & CO**



# AVAILABILTY SCHEDULE

| Moniton Trading Estate                           | UNIT           |
|--------------------------------------------------|----------------|
| Just Motorcycles                                 | Unit 1         |
| The Ice Barn                                     | Unit 2         |
| Ripton Windows                                   | Unit 3         |
| The Gallery – Basingstoke School of Martial Arts | Unit 101 – 104 |
| Blue Peter Garage                                | Unit 6         |
| Hackwood Building Services Ltd                   | Unit 7         |
| Multi Trades On-Line Ltd                         | Unit 8         |
| Games Galaxy                                     | Unit 9         |
| Vacant                                           | Unit 10 & 12   |
| Grosvenor Carpets                                | Unit 11        |
| Merityre                                         | Unit 13 & 14   |
| Ellahi Motors                                    | Unit 15        |
| Basingstoke Enterprise Centre                    |                |
| Harmony Furniture                                | Unit 12        |
| Vacant                                           | Unit 14        |
| MPD                                              | Unit 15        |
| Now Let - Newton Star Ltd                        | Unit 16        |
| Alliance Automotive Group                        | Unit 17        |
| Vacant                                           | Unit 18        |
| UK Carpets                                       | Unit 19        |
| Multi Trades Training Ltd                        | Unit 20        |
| RL Morris Engineering Ltd                        | Unit 22        |



# UNIT 10 & 12

**Tenure:** To Let  
**Floor Area:** 7,196 sq ft  
**Size range:** 3,084 – 7,196 sq ft

**Energy Performance Rating:** B (39)  
**Rent:** Upon Application  
**Location:** Moniton Trading Estate

## Description

The property comprises two industrial / warehouse units both previously occupied by one tenant, with eight car parking spaces, and a secure gated yard accessible either via the units, or the rear of the estate.

The units comprise a clear span warehouse with LED lighting and are of steel portal frame construction with a rendered frontage, double-glazed windows and pitched, profile metal clad roof with translucent skylights. The properties benefit from both having access to individual concrete surfaced gated yards, and between the two units there are a total of 5 up-and-over electrically operated loading doors and both units have a minimum eaves height of 4.1m.

## Specification

- 

Five Electrically Operated Up-and-over Loading Doors
- 

Can be split into 2 units, subject to Landlord approval
- 

Minimum Eaves Height - 4.1m
- 

Nearby Occupiers Include Merityre, Blue Peter Garage, Grosvenor Carpets and Multi Trades Training Limited
- 

Gated Yard
- 

Three Phase Power Supply
- 

Eight allocated car parking spaces

## Schedule Of Accomodation

| Name/Floor | SQ FT | SQ M   |
|------------|-------|--------|
| Unit 10    | 4,112 | 382.02 |
| Unit 12    | 3,084 | 286.51 |



# UNIT 14

**Tenure:** To Let  
**Floor Area:** 2,970 sq ft

**Energy Performance Rating:** C (70)  
**Rent:** Upon Application  
**Location:** Basingstoke Enterprise Centre

## Description

The property comprises a refurbished industrial/workshop unit on the popular Basingstoke Enterprise Centre, which incorporates a wide range of industrial and trade counter users. Nearby occupiers include Grosvenor Carpets, Blue Peter Garage, Newton Star Ltd and Harmony Made to Measure Furniture.

## Specification

- 

4 allocated car parking spaces
- 

Newly constructed modern office
- 

Height to underside of steel truss 4.6m
- 

Electric full height sectional overhead roller shutter door 3.9m(h) x 4.1m(w)
- 

3 Phase power and gas connections available
- 

DDA compliant WC
- 

LED lighting in warehouse, emergency lighting and fire alarm

## Schedule Of Accomodation

| Name/Floor                  | SQ FT | SQ M   |
|-----------------------------|-------|--------|
| Ground Warehouse/Industrial | 2,970 | 275.92 |



# UNIT 16

Tenure: Now Let

Floor Area: 4,423 sq ft

Energy Performance Rating: C71

Rent: Upon Application

Location: Basingstoke Enterprise Centre

## Description

The property has been refurbished and comprises an industrial / warehouse unit with a two-storey office, DDA compliant WC, an electrically operated roller shutter loading door measuring 4.97m wide by 4.64m high, LED lighting, 3 phase power supply and a clear height of 5.02m. Nearby occupiers include Grosvenor Carpets, Blue Peter Garage, Merityre and Motor Parts Direct.

To the front of the property there is a concrete surfaced loading apron with allocated parking for 5 vehicles.



## Specification

- 

5 allocated car parking spaces
- 

Three phase power supply
- 

Electrically operated roller shutter door (4.97m wide x 4.64m high)
- 

Close proximity to M3 via J6 & J7



## Schedule Of Accomodation

| Name/Floor                  | SQ FT | SQ M   |
|-----------------------------|-------|--------|
| Ground Warehouse/Industrial | 4,194 | 389.64 |
| 1st Office                  | 229   | 21.27  |
| Total                       | 4,423 | 410.91 |



# UNIT 18

Tenure: To Let

Floor Area: 2,993 sq ft

Energy Performance Rating: C (70)

Rent: Upon Application

Location: Basingstoke Enterprise Centre

## Description

The property has been refurbished and comprises an industrial / warehouse unit within the Basingstoke Enterprise Centre, forming part of the Moniton Trading Estate. The unit has been refurbished and is specified with a painted concrete warehouse floor, electrically operated roller shutter loading door measuring 3.96m high x 4.18m wide, LED lighting, small works office, WC, 3 phase power supply and a clear height of 4.75m. Nearby occupiers include Grosvenor Carpets, Blue Peter Garage, Motor Parts Direct, Merityre and Harmony Made to Measure Furniture.

To the front of the unit there is a concrete surfaced loading apron with allocated parking for 5 vehicles.



## Specification

- 

5 allocated car parking spaces
- 

Three phase power supply
- 

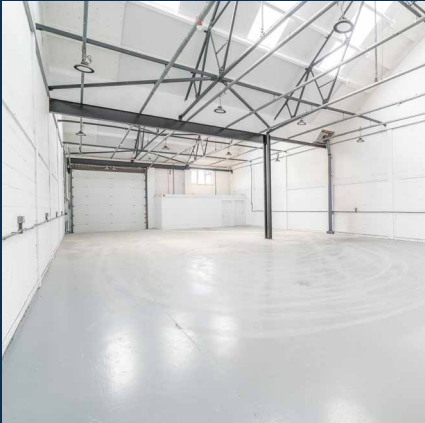
Electrically operated roller shutter door (4.97m wide x 4.64m high)
- 

Close proximity to M3 via J6 & J7



## Schedule Of Accomodation

| Name/Floor                  | SQ FT | SQ M   |
|-----------------------------|-------|--------|
| Ground Warehouse/Industrial | 2,993 | 278.06 |





# LOCATION

Moniton Trading Estate and Basingstoke Enterprise Centre is located on West Ham Lane, just off Worting Road, approximately 3 miles west of Basingstoke town centre. Basingstoke's efficient ring road system facilitates easy access to the M3 motorway, Junction 7 approximately 4 miles, and Reading and the M4 (Junction 11) some 19 miles distant.



## Distance by car miles

M3: 4 miles

M4: 19 miles

Basingstoke City Centre: 2 miles



## Distance by train

London Waterloo 45 mins



## WhatThreeWords

///advice.rides.dates



## Terms

New Full Repairing and Insuring Leases are available on terms to be agreed with the Landlord

## Anti Money Laundering

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

## Legal Costs / VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting. All prices are quoted exclusive of VAT.

## Disclaimer

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) 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. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. [www.rics.org](http://www.rics.org). Generated on 21/04/2026

## Contact



### Keith Enters

Email: [kenters@curchodandco.com](mailto:kenters@curchodandco.com)

Tel: 01256 462222

Mobile: 07803 411940



### Tom Nurton

Email: [tnurton@curchodandco.com](mailto:tnurton@curchodandco.com)

Tel: 01256 462222

Mobile: 07741 551255



### Edward Rees

Email: [erees@curchodandco.com](mailto:erees@curchodandco.com)

Tel: 01256 462222

Mobile: 07818 451040