



HOUNDMILLS
INDUSTRIAL ESTATE

UNITS B4-B6

TELFORD ROAD

HOUNDMILLS INDUSTRIAL ESTATE
BASINGSTOKE HANTS RG21 6YU



TO LET

TO BE REFURBISHED

INDUSTRIAL/WAREHOUSE PREMISES
WITH GATED YARDS

15,312-30,894-46,634 SQ FT

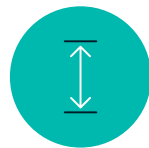
(1,422-2,870-4,332 SQ M)



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**6M EAVES
HEIGHT**



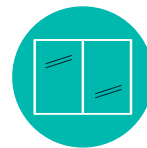
**GATED
YARDS**



**LOADING
DOORS
4.32M X 4.9M**



**AIR
CONDITIONED
OFFICES**



**NEW
WINDOWS**



**LED
LIGHTING**

LOCATION

Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

The premises are situated on the established Houndmills Industrial Estate, two miles north of Basingstoke Town Centre close to the Basingstoke ring road which provides fast and easy access Junction 6 of the M3 Motorway.

DESCRIPTION

The property comprises three units which can be taken either as a single unit or combined. Each unit is of steel portal frame construction and benefits from offices at first floor and with a mixture of office, ancillary and undercroft at ground floor level. There is loading and parking to the rear of each unit.

RENT

Upon application.

LEASE

A new lease(s) for a term by arrangement.

LEGAL COSTS

Each party to bear their own legal costs.

EPC RATINGS

Unit B4 - C (75)
Unit B5 - B (45)
Unit B6 - B (46)

ACCOMMODATION (APPROXIMATE GROSS INTERNAL AREAS)

UNIT	FLOOR	SQ FT	SQ M
B4	First floor offices	1,643	153
	Ground floor	14,097	1,310
	TOTAL	15,740	1,462
B5	First floor offices	1,585	148
	Ground floor	13,727	1,275
	TOTAL	15,312	1,423
B6	First floor offices	1,629	151
	Ground floor	13,953	1,296
	TOTAL	15,582	1,477
COMBINED TOTAL		46,634	4,332

1 **eurocell**

4 **TLC**

7 **Urbis Schröder**

10 **GAME**

13 **GOLDEN WEST FOODS**

16 **Bidfood**

2 **STARBUCKS**

5 **CROWN PAINTS**

8 **PREMIER**

11 **Fyffes**

14 **Leverton**
Lithium Chemicals

17 **BERRY BROS & RUDD**

3 **GREGGS**

6 **Store & Secure**

9 **SCS**
SOFAS • CARPETS • SPECIALIST

12 **Sainsbury's**

15 **QUICK CAR PARTS**

TO BASINGSTOKE
TOWN CENTRE

UNITS B4-B6
TELFORD ROAD

HOUDMILLS INDUSTRIAL ESTATE
BASINGSTOKE, HANTS RG21 6YU

A340 RINGWAY WEST

TO NEWBURY &
M4 J13

HOUDMILLS ROAD

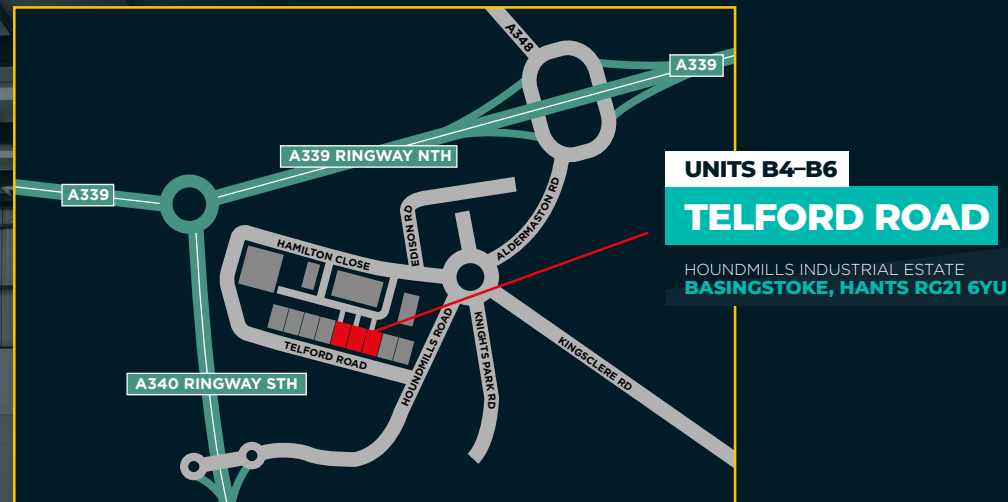
HAMILTON CLOSE

KNIGHTS PARK ROAD

EDISON ROAD

A339 RINGWAY NORTH

TO BASINGSTOKE TOWN
CENTRE & M3 J6 & J7



VIEWING

By prior appointment with the agents:



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October 2024.