



HOUNDMILLS
INDUSTRIAL ESTATE

**LAST UNIT
REMAINING**

UNIT B4

TELFORD ROAD

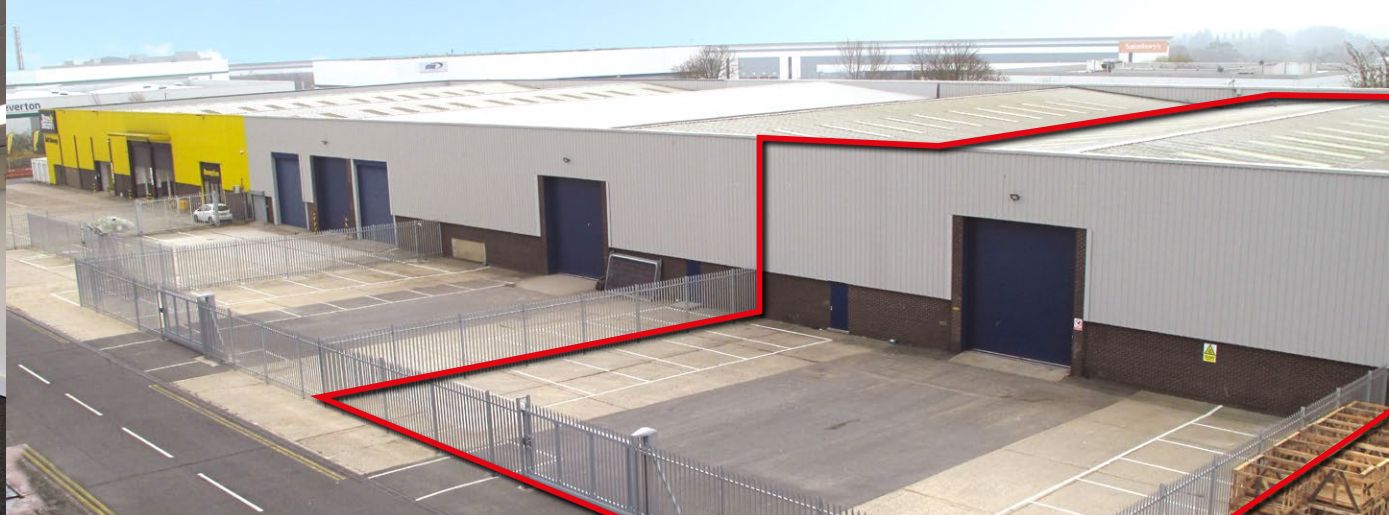
HOUNDMILLS INDUSTRIAL ESTATE
BASINGSTOKE HANTS RG21 6YU



TO LET

NOW FULLY REFURBISHED
INDUSTRIAL/WAREHOUSE UNIT
WITH FENCE/GATED SECURE YARD

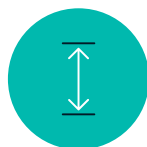
15,740 SQ FT
(INCLUDES 1,643 SQ FT OFFICE SPACE)



UNIT B4

TELFORD ROAD

HOUNDMILLS INDUSTRIAL ESTATE
BASINGSTOKE, HANTS RG21 6YU



**6M EAVES
HEIGHT**



**FENCE/GATED
SECURE YARD**



**LOADING
DOOR
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 an industrial warehouse unit of steel portal frame construction, benefiting from offices at first floor, together with ancillary offices and undercroft at ground level. Externally, there is a secure yard to the rear, providing parking and loading provision.

RENT

Upon application.

LEASE

A new lease for a term by arrangement.

LEGAL COSTS

Each party to bear their own legal costs.

EPC RATING

Unit B4 - B

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
	NOW LET	13,727	1,275
	TOTAL	15,312	1,423
B6	First floor offices	1,629	151
	NOW LET	13,953	1,296
	TOTAL	15,582	1,477

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**
SOFA • CARPET • SPECIALIST

12 **Sainsbury's**

15 **QUICK CAR PARTS**

TO BASINGSTOKE
TOWN CENTRE

UNIT B4

TELFORD ROAD

HOUNDMILLS INDUSTRIAL ESTATE
BASINGSTOKE, HANTS RG21 6YU

A340 RINGWAY WEST

TO NEWBURY &
M4 J13

HOUNDMILLS ROAD

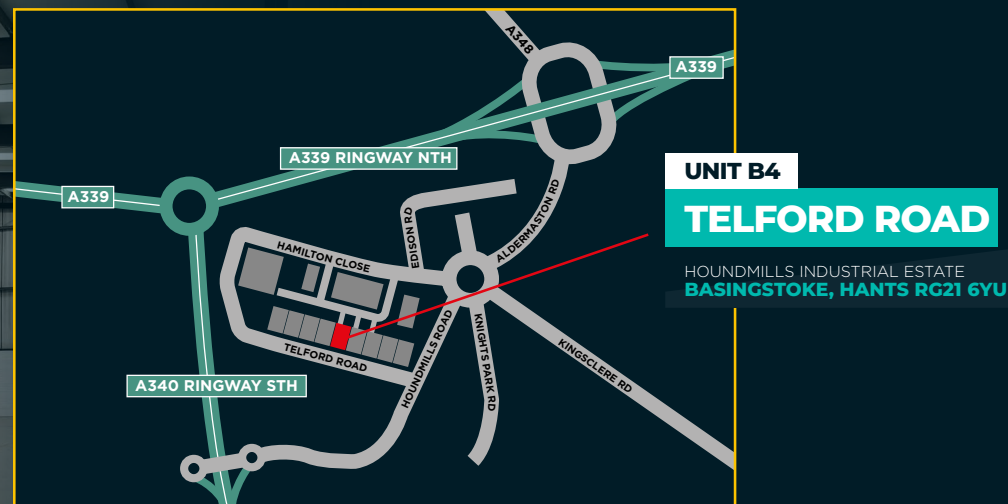
HAMILTON CLOSE

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 2025.

