

NEWLY DEVELOPED, ROADSIDE TRADE COUNTER/ SHOWROOM/BUSINESS UNITS

**** USE CLASS 'E' POTENTIAL ****

TO LET – AVAILABLE IMMEDIATELY

1,209 sq ft & 1,313 sq ft [112 sq m & 122 sq m]

Unit 1 Let to The Fascia Place, Unit 2 Let to Champion Tool Hire, Unit 2a Let to Kutchenhaus & Unit 3 Let to Winklebury Cycles (coming soon)



Units 1, 2, 2a, 3, 4, & 5

Champion House

**Wella Road
Basingstoke
Hampshire
RG22 4AG**

LOCATION

Champion House, is in a prominent location fronting the Wella Road, which provides access on to the Ring Road, Basingstoke's main arterial route around the town.

Lister Road provides access to other major trade occupiers such as B&Q, Formula One Auto Centres, Yess Electrical, Tool Station, Brackenwood Windows & Conservatories. The newly created St. Michael's Retail Park and Brighton Hill Retail Park are also situated within close proximity accessible from the Winchester Road. Basingstoke Business Centre is located within close proximity with Bubbles Bathroom & Tiles showroom, Opti-Plan Kitchens, Basingstoke Fireplace Centre, The Carpet Trade Centre, CRS Electrical supplies, Grays Decorating Centre.

Champion House is approx. 1.5 miles West of the town centre and the Basingstoke Ring Road system. Basingstoke is strategically located in the heart of Southern England. It lies 45 miles south west of London linked by the M3 motorway at Junctions 6 & 7, and also served by a frequent rail service to Waterloo. The lower section of the M3 motorway ultimately provides a link to the south coast ports. Basingstoke is a vibrant town with a strong economy, already home to a number of large international employers and support companies.

DESCRIPTION

Champion House, has been designed and developed by renowned Local Developers, House Builders and contracting firm Champion Group for their new Group Head Quarters. The Fascia Place (plastics, building and roofing company) with 15 branches opened in Unit 1 in January 2021. Champion Tool Hire, a leading Basingstoke tool and plant hire business, in the Champion Group are now open. Kutchenhaus, a high quality German kitchen brand, has also recently opened. Winklebury Cycles are a very well established in Basingstoke bike business will be relocating to the development soon.

The building comprises an attractive and substantial HQ style building of steel frame, and brick elevations, under a pitch tile roof. The design is absolutely unique which has been designed and developed 'in-house' as the new home for the Champion Group of companies, from tool hire, development, brickwork, scaffolding and Champion Homes head office.

The Ground Floor comprises of 6 individual ground floor trade/showroom style units providing prominent frontage on to Wella Road. There is convenient 'pull in' customer car parking in-front of Units 1, 2, 2a & 3, and Units 3, 4 & 5 benefit from rear servicing by way of a loading door. There will be additional parking to be allocated for staff within the courtyard development at the rear (up to 4 spaces depending on size of unit).

We believe the units would suit Trade Counter style operators, showroom, Use Class E. The Landlords are keen to incorporate a light refreshment / coffee shop element.

AMENITIES

The building has been constructed using high specifications of constructions techniques and materials. Specific amenities include;

- New lease terms
- Unique Headquarters style building
- Traditional construction
- Immediate occupiers include Champion Tool Hire, The Fascia Place, Kutchenhaus, & Winklebury Cycles (coming soon)
- Nearby occupiers include B&Q, Brackenwood Windows & Conservatories, Formula One Auto Centres, Tool Station. Yess Electrical.
- The new St Michaels Retail Park nearby including Wren Kitchens, Smyths Toys, Aldi, Greggs, Costa to name but a few.
- Highly prominent location close to the town centre.
- Additional first floor office suite can be incorporated at first floor, say 1,362 sq ft [127 sq m].
- Generous off road 'pull in' parking in front of Units 1 to 3.
- Additional staff parking allocated in the rear central courtyard.
- Rear servicing by way of loading doors for Units 3, 4 & 5 access to the rear.
- Lower rate solar electricity consumption.
- Glass Bi-fold doors
- Triple tiered height in Units 1 & 5, with ability to create mezzanine platforms.
- Access to high speed fibre broadband.

ACCOMMODATION & RENT

	Floor Area Sq ft [Sq m]	Rent (pax)	Availability
Unit 1	2,147 sq ft [199 sq m]	£37,500	Let to The Fascia Place
Unit 2	-	-	Let to Champion Tool Hire
Unit 2A	1,272 sq ft [118 sq m]	£27,000	Let to Kutchenhaus
Unit 3	2,100 sq ft [195 sq m]	£36,750	Let to Winklebury Cycles
Unit 4	1,209 sq ft [112 sq m]	£22,500	Available
Unit 5	1,313 sq ft [122 sq m]	£23,000	Available
First Floor Office Suite	1,362 sq ft [127 sq m]	£21,000	Under Offer

ENERGY PERFORMANCE CERTIFICATES

Awaited / upon request

RATES

To be assessed.

Interested parties are advised to make their own enquiries with B&DBC rating department (01256 844844)

VIEWING

Strictly by appointment through the sole agents, contact:

Russell Ware

London Clancy

Tel: 01256 462222

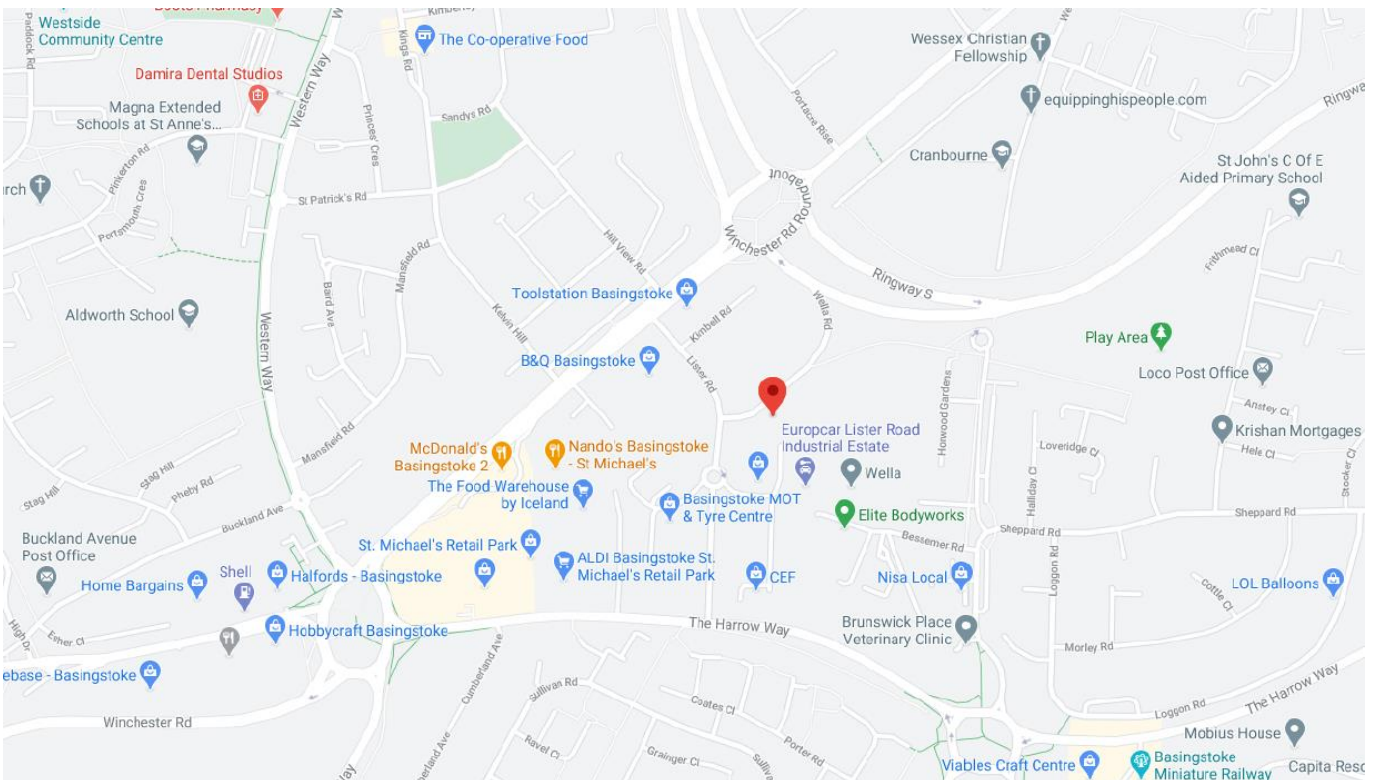
Ddi: 07921 473287

russellware@londonclancy.co.uk





(Unit 1 The Fascia Place)



Title : PROPERTY PLAN		client: THE CHAMPION GROUP	
address: 2WELLA ROAD BASINGSTOKE RG22 4AG		date: DECEMBER 2020	
scale: 1:500 @ A3		scale: 1:500 @ A3	
dwg. no: PP1413/LR02		dwg. no: PP1413/LR02	
JSL		JSL ARCHITECTURAL SERVICES LTD 21A DOWNING ROAD SOUTH WIMBORNE WIMBORNE, DORSET BH20 3BW 01962 866221 0732 322410 enquiries@jslarchitectural.co.uk	

