

# UNITS 17 & 18

## LISTER ROAD INDUSTRIAL ESTATE

Sherrington Way, Basingstoke RG22 4DQ

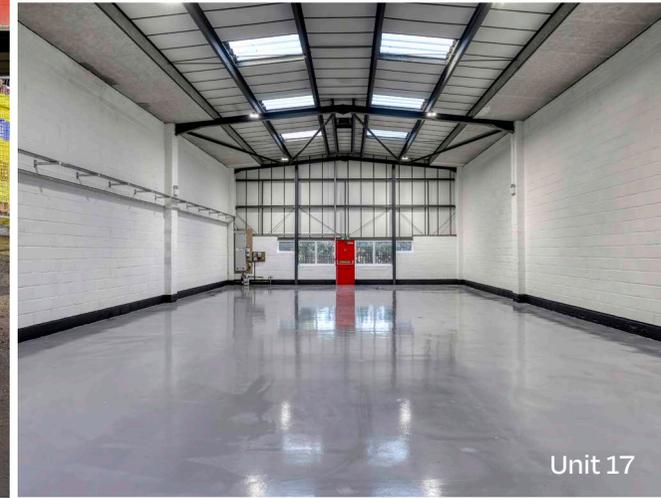


### UNIT 18

2,519 SQ FT (234.02 SQ M) GIA

### UNIT 17

2,460 SQ FT (228.54 SQ M) GIA



Unit 17

2,460-4,979 SQ FT (228.54-462.56 SQ M) GIA

## WAREHOUSE/INDUSTRIAL UNITS TO LET



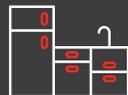
6 metre eaves



Loading door 4.7m (h) x 3.6m (w)



3 phase power



Kitchen area



WCs



Dedicated car parking spaces



Visibility from Lister Road





**2,460 SQ FT (228.54 SQ M) GIA**  
**MID TERRACE MODERN WAREHOUSE UNIT**



**UNIT 17**  
**LISTER ROAD INDUSTRIAL ESTATE**



**2,519 SQ FT (234.02 SQ M) GIA**  
**END OF TERRACE MODERN WAREHOUSE UNIT**



**UNIT 18**  
**LISTER ROAD INDUSTRIAL ESTATE**





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## 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

**UNITS 17 & 18** comprise steel portal frame construction with lower brick and upper clad elevations, all under a pitched roof incorporating translucent light panels. The properties offer open plan full height space, with toilet and kitchenette facilities. In addition to the main loading door, there is pedestrian access to each unit from the shared yard area.

Unit 17 is a mid-terrace unit, with Unit 18 being at the end of the 3-unit terrace.

## EPC RATING

Unit 17: **B(27)** Unit 18: **B(32)**

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          |
|----------------------------------|--------------|---------------|
| <b>UNIT 17</b>                   | 2,460        | 228.54        |
| <b>UNIT 18</b>                   | 2,519        | 234.02        |
| <b>TOTAL gross internal area</b> | <b>4,979</b> | <b>462.56</b> |

## 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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