



INDUSTRIAL/WAREHOUSE UNIT

TO BE LET

966 sq.ft. (90 sq.m.)



**E5 GRAFTON WAY
WEST HAM INDUSTRIAL ESTATE
BASINGSTOKE, HANTS, RG22 6HY**

- Eaves height 4.57m
- Loading door 4.11m x 2.71m
- Three phase power
- Lighting
- On site parking

E5 Grafton Way, West Ham Industrial Estate, Basingstoke, Hants. RG22 6HY

- LOCATION:** Basingstoke is a major centre for commerce and industry with a borough population of approximately 168,000. The Town is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.
- The premises are situated on the established West Ham Industrial Estate which is within 1.5 miles of Basingstoke Town Centre. The estate is almost adjacent to the Basingstoke ring road. It is almost opposite the leisure park and therefore there is easy access to the M3 motorway at Junction 6 & 7 approximately 3 and 4 miles away respectively.
- DESCRIPTION:** The premises comprise a mid-terraced unit, of brick construction with profiled steel cladding. The unit is in open plan and has its own WCs to the rear. It has the benefit of a loading door and a personnel door to the front.
- FLOOR AREA:** The premises has a gross internal area of 966 sq.ft. (90 sq.m)
- LEASE:** A new lease for a term by arrangement to be on a full repairing and insuring basis, to be outside the security of tenure and compensation provisions of The Landlord & Tenant Act.
- RENT:** £13,000 per annum exclusive.
- RATES:** The premises has a rateable value of £9,000 at a rate of 49.9p in the £. Therefore, Small Business rates relief may apply.
- ENERGY RATING:** C-63.
- LEGAL COSTS:** Each party is to be responsible for their own legal costs
- VIEWING:** Strictly by appointment through sole agents:



Email: brian.pickett@bdt.uk.com or russell.ware@bdt.uk.com

Our ref: BRP/dal/E5GraftonWay/27.04.2023