



CURCHOD&CO

To Let

2,863 sq ft

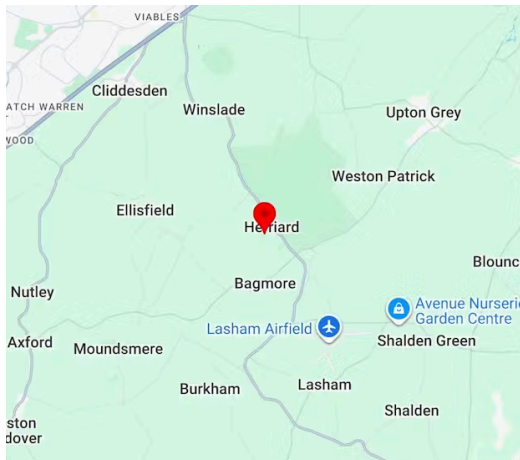
**Herriard Nursery,
Scratchface Lane,
Herriard, Basingstoke,
RG25 2TX**

**Industrial Unit / Cold Storage
Opportunity / Testing Laboratory**

- Well Insulated Storage Unit
- Generously Sized Loading Yard
- New IRI Lease Available
- Equidistant Between Alton and Basingstoke via A339

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Description

The Herriard Nursery comprises a single-storey, industrial unit of predominantly timber construction, with vertical timber-clad elevations and a shallow-pitched corrugated sheet roof. The front elevation incorporates large timber doors, a separate pedestrian entrance and several windows. The building is set on a low concrete/masonry base and is accessed via a large loading yard / car parking area. External electrical equipment is fixed to the front elevation.

Internally, the building provides a refrigerated/cold-storage room finished with white insulated wall and ceiling panels. The property has a sealed, durable resin-type floor, together with ceiling-mounted fluorescent lighting and mechanical cooling units.

Location

The building forms part of the Herriard Park Estate, approximately 10 minutes from central Basingstoke via the A33. Basingstoke provides a mainline railway service to London Waterloo (45 minutes).

To the south, Alton can be reached by car within 15 minutes. Herriard is equidistant from Junctions 6 and 7 of the M3 motorway and are both within 15 minutes drive.

Viewings

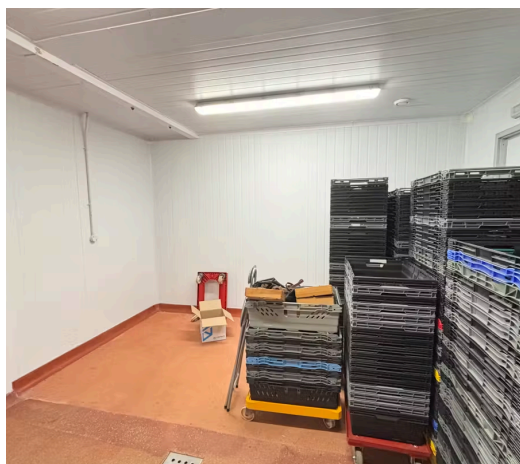
Viewings to be arranged via the joint sole agents at Curchod & Co and BDT.

Terms

A new internal repairing and insuring lease is available for a term to be agreed, subject to periodic upwards only rent reviews.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Summary

- Rent: Rent on application
- Business rates: £9,504 per annum Upon Enquiry
- Legal fees: Each party to bear their own costs
- EPC: D (83)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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