Industrial / Warehouse

TO LET

HOLLIS HOCKLEY



Unit 2, Western House, Armstrong Road, Daneshill Industrial Estate, Basingstoke, RG24 8QE

Fully Refurbished Industrial Unit Benefitting From A New Roof, Large Service Yard & Additional External Storage.

Summary

Tenure	To Let
Available Size	17,164 sq ft / 1,594.59 sq m
Rent	£13.50 per sq ft
Service Charge	N/A
Rates Payable	£3.62 per sq ft Estimate for 2026/27 Rating Year
EPC Rating	B

Key Points

- Refurbishment nearing completion
- 2 ground level loading doors
- New roof and cladding to elevations
- LED Lighting
- 6-6.5m clear internal height, rising to 8.4m
- Secure, self contained yard with an extra 15,000 sq ft (1/3rd acre) of hard standing
- 40kVA 3 phase power supply

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DESCRIPTION

Unit 2 at Western House has recently undergone comprehensive refurbishment. The building benefits from a large, self-contained yard, as well as an additional area of secure hard standing (approx. 1/3rd Acre) to the rear of the building.

Unit 2 benefits from 2 ground level loading doors.

The refurbishment works have included a new roof and newly clad elevations which come with the benefit of a 40 year product guarantee. Internally, the steels have been painted in an anthracite grey and the floor has had an epoxy resin coating applied, creating smart, clean warehouse accommodation ready for immediate occupation.

Notably, new LED lighting and brand new roof lights provide excellent lighting for all hours of operation.

LOCATION

Western House is located on the established Daneshill Industrial Estate in Basingstoke. Located just 2 miles from the M3 at J6. Occupiers on Armstrong Road benefit from easy access to the South West and London. Reading is also easily accessible via the A33.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground - Warehouse Bay 2	17,164	Available

VIEWINGS

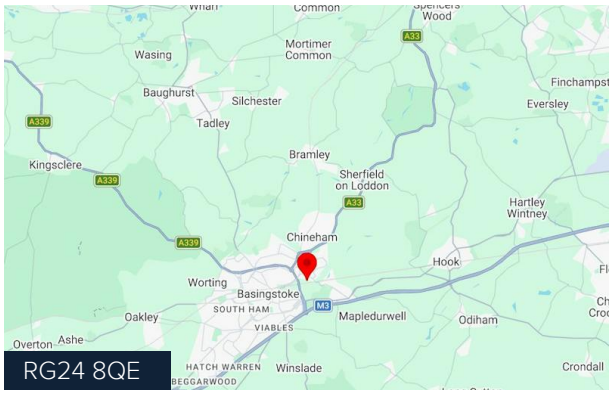
For viewings and further information, please contact the joint sole agents, Hollis Hockley or BDT.

ANTI MONEY LAUNDERING

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







Viewing & Further Information

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