

**17 Priestley Road**

Houndmills Industrial Estate, Basingstoke, RG24 9JP

**Rarely Available
Manufacturing/Warehousing,
HQ Facility & Refurbished
Offices - For Sale Long
Leasehold**

79,231 sq ft
(7,360.80 sq m)

- Fenced/Gated secure site comprising approx. 2.46 acres
- New ground lease re-gear for a term of 150 years was granted in September 2016 (140 years unexpired)
- Unit 1 benefits from new roof overshooting and gutter linings
- Various production / storage mezzanines
- Unit 2 constructed in 2017

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Summary

Available Size	79,231 sq ft
Price	plus VAT
Rateable Value	£412,500
Service Charge	N/A
VAT	Applicable
EPC Rating	Property graded as B-C (41-58)

Description

Site 17 Priestley Road offers a unique HQ style facility in combination with manufacturing, warehousing, and headquarters office functions all within a secure and self contained secure and gated site.

Unit 1 provides a detached manufacturing/warehouse facility, which also benefits from modern offices and staff welfare and dedicated breakout space. The construction is likely to date back to the 1980's, which is of steel portal frame construction, with profile metal cladding. The vendors have oversheeted the roofs with new profile metal cladding and have re-lined the gutters during 2024. UPVC double glazed windows have also been upgraded throughout.

Unit 2 offers a modern stand-alone detached industrial/warehouse unit, which was constructed in 2017 and is located towards the rear of the site. The current configuration also includes a mezzanine floor which is currently being used for storage/assembly. The premises have been constructed using steel portal frame with a modern insulated cladding/roofing system. Amenities include LED lighting, staff welfare facilities and a single electrically operated loading door, together with covered loading bay.

Location

Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of 185,000, is a major centre of commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

The premises are situated on the popular and well established Houndmills Industrial Estate, approximately 2 miles north of Basingstoke town centre and with direct links onto the Basingstoke ringroad which provides fast and easy access to junction 6 of the M3 motorway (approximately 2 miles), and the A33 Reading Road (approximately 3 miles).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1 - Warehouse	33,078	3,073.05	Available
Unit - 1 - Storage/Production Mezzanine Platforms	12,415	1,153.39	Available
Unit - 1 - Ground & First Floor Offices	16,361	1,519.99	Available



Viewing & Further Information



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Name	sq ft	sq m	Availability
Unit - 1 - Total (excluding mezzanine)	49,439	4,593.03	Available
Unit - 1 - Total (including mezzanine)	61,854	5,746.42	Available
Unit - 2 - Industrial/Warehouse	11,738	1,090.50	Available
Unit - 2 - Production/Storage Mezzanine	5,659	525.74	Available
Unit - 2 - Total (including mezzanine)	17,377	1,614.38	Available
Unit - COMBINED BUILDINGS TOTAL	79,231	7,360.80	Available

Long Leasehold Interest

The Long Leasehold interest is for sale at a guide price of £5 million plus VAT, benefitting from full vacant possession, provided upon completion.

The long leasehold interest was re-gearred for a new term of 150 years on 1st September 2016, which expires on 31st August 2166 (approximately 140 years unexpired). The current ground rent payable reflects £68,340 per annum exclusive, and is subject to 5 yearly upward only rent reviews, calculated to the higher of 20% of the open market rental value (excluding Unit 2) or 55% of the bare site rental value (assuming certain disregards). The next rent review is due on 1st September 2026. The permitted user clause within the ground lease allows for B1/B2 and B8 of the former Use Classes Order 1987, which allows for light industrial, offices, R&D, heavy/general industrial and storage and distribution.

Amenities

- Rare purchase opportunity of interest to 'owner occupiers' or investors
- Secure site and gated/fenced yard
- Two detached units on 2.46 acres
- Unit 1 benefits from well fitted / modern office accommodation
- Unit 1 offers modern/fitted offices and separate breakout staff areas
- CCTV camera system and fire alarms
- Unit 2 built in 2017 and of modern construction
- Substantial storage/production mezzanines across Units 1 & 2
- Lease regeared in 2016 (approx. 140 years unexpired)
- Unit 1 electronically operated loading door (5.1m W x 5.0m H)
- Unit 2 electronically operated loading door (3.9m W x 4.5m H)
- Dedicated loading bay(s) to both units
- Unit 1 minimum eaves height 5.5m rising to 7.6m to apex
- Unit 2 minimum eaves height 6m rising to 7.5m apex
- Modern specification LED lighting throughout the warehouse and office accommodation









