



## Unit 1 The Calvert Centre

Woodmancott, near Basingstoke, SO21 3BN

### LIGHT INDUSTRIAL OR STORAGE UNIT

**1,744 sq ft**  
(162.02 sq m)

- Outstanding semi rural location with excellent access to A303, A33 and J7, M3
- On site management
- Designated car parking spaces
- Up and over loading door (4m x 3m)
- Front and rear fire door
- 3 phase power
- Broadband is available

# Unit 1 The Calvert Centre, Woodmancott, near Basingstoke, SO21 3BN

## Summary

<b>Available Size</b>	1,744 sq ft
<b>Rent</b>	£19,000 per annum
<b>Rateable Value</b>	£16,250
<b>Service Charge</b>	£908.38 per annum
<b>EPC Rating</b>	Upon enquiry

## Description

The development comprises a number of small industrial/storage buildings. Traditional building materials have been used to include steel portal frames, brickwork elevations and pitched and fully insulated steel roofs. The concrete floor slabs are fully load bearing and up and over loading doors serve each unit. The unit is an open plan industrial space, suitable for workshop/storage, and benefits from a separate toilet with washbasin and hot water.

Mains water and gas is available and is metered. An insurance fee of £720 per annum is payable.

## Location

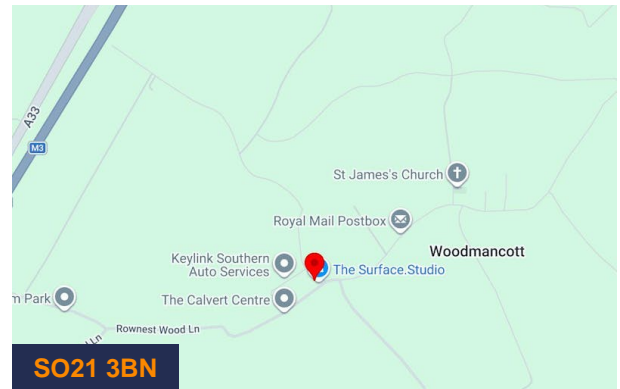
Woodmancott is situated approx. 7 miles southwest of Basingstoke and 10 miles north east of Winchester, just south of the A33. The M3 motorway at Dummer (Junction 7) is within 4 miles, directly accessible from The Calvert Centre via the A33 trunk road. One of the advantages of the location is the lack of traffic congestion during peak hours, combined with its proximity to the road network which allows easy access to various destinations during usual business hours. To view the approximate location go to [www.multimap.com](http://www.multimap.com) and type in postcode SO21 3BN.

## Viewings

Strictly by appointment through the sole agents.

## Terms

New lease on terms by negotiation.

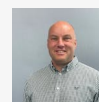


## Viewing & Further Information



### Russell Ware

01256 840777 | 07747 846422  
Russell.Ware@bdt.uk.com



### Andy Gibbs

01256 840777 | 07766 951719  
andy.gibbs@bdt.uk.com

