



To Let

TO BE REFURBISHED **Modern Terrace Industrial Unit To Let**

- 6.5 min clear internal height
- Full height electrical loading doors
- Floor loading 30kN/m²
- 3 phase power supply
- Allocated parking spaces

Unit 10, Bilton Road

Kingsland Business Park, Basingstoke, RG24 8AH

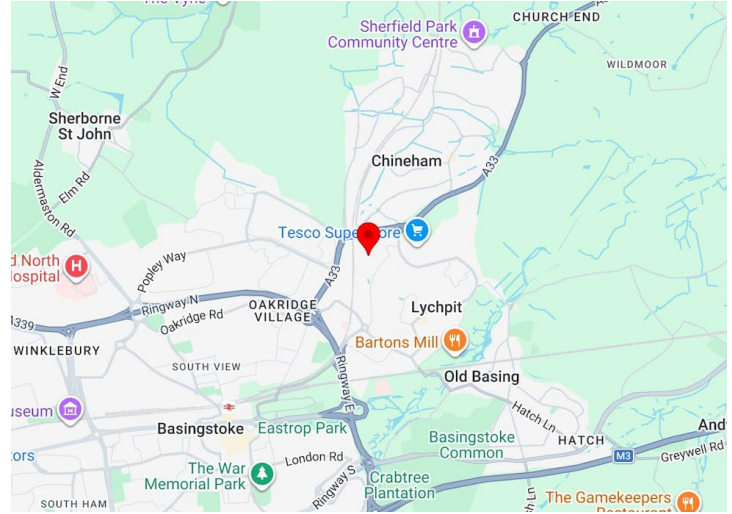
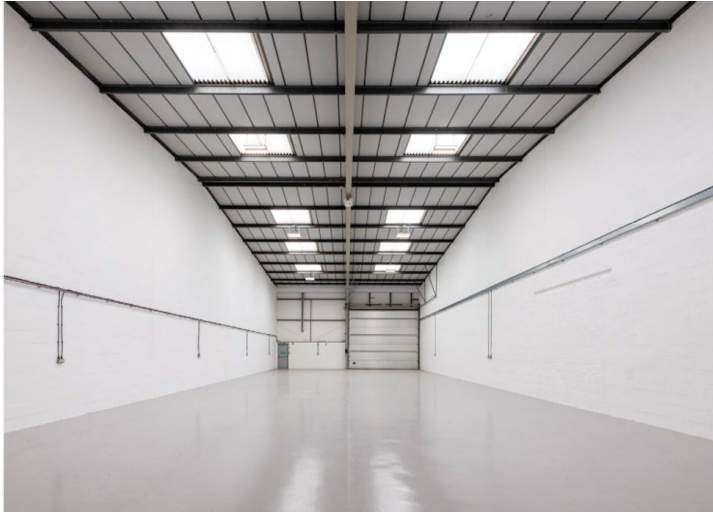
4,661 sq ft

433.02 sq m

Reference: #376408

Unit 10, Bilton Road

Kingsland Business Park, Basingstoke, RG24 8AH



Summary

Available Size	4,661 sq ft / 433.02 sq m
Service Charge	N/A
EPC	C (64)

Description

Unit 10 Bilton Road is a modern mid-terrace unit of steel portal frame construction, with profiled metal cladding and ancillary offices with double glazed windows.

The unit benefits from a generous car parking ratio and dedicated service yard to the rear. The open plan offices are accessed via an entrance lobby and benefit from kitchenette and WC facilities. The warehouse area has a clear internal height of approximately 6.5m, and is entirely column free with extensive natural light via the roof lights. Full height loading doors provide access to the dedicated service yard.

Location

Kingsland Business Park is located approximately 2 miles to the north east of Basingstoke town centre and railway station (journey time to London Waterloo approx. 45 mins), and is easily accessed via the A339 northern and eastern ringway. Junction 6 of the M3 is only 2 miles to the south.

Frequent bus services operate between Chineham Shopping Centre and Basingstoke town centre via Wade Road, the main spine road through Kingsland Business Park. Chineham Shopping Centre provides excellent local amenity with a Tesco foodstore, M&S, Boots, Costa Coffee and Greggs.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	4,037	375.05
Office	624	57.97

Specification

- 6.5m min clear internal height
- Full height electrical loading doors
- Floor loading 30kN/m²
- Air conditioned offices
- Allocated parking spaces
- 3 phase power supply

Terms

A new Full Repairing and Insuring Lease is available for a term to be agreed. The quoting rent is available on application.

Oliver Hockley

07704 687459

Oliver.Hockley@jll.com

Sarah Downes

07856 003033

sarah.downes@jll.com

Harry Tanner

07707 863738

Harry.Tanner@jll.com

