

UNDER REFURBISHMENT



Unity House

Telford Road, Houndmills, Basingstoke, RG21 6YJ

***PRELIMINARY
PARTICULARS* MODERN
HQ/DISTRIBUTION
FACILITY AVAILABLE WITH
OR WITHOUT OFFICE
BUILDING**

105,543 to 144,310 sq ft

(9,805.27 to 13,406.84 sq m)

- Rare Freehold available
- HQ Building (c. 40% offices)
- 14m clear internal height
- 9 dock level and 2 ground level loading doors
- Current fit out includes full height VNA racking (sprinklered) & triple deck mezzanine & automation/conveyors
- Secure yard & 235 car spaces

01256 840777

www.bdt.uk.com

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Summary

Available Size	105,543 to 144,310 sq ft
Rent	£13.50 per sq ft
Rateable Value	£1,610,000
VAT	Applicable
EPC Rating	C (73)

Description

Constructed in 2003, the property comprises a well specified modern distribution warehouse of steel portal frame construction with high quality, two storey office accommodation. The warehouse incorporates profiled steel clad elevations beneath a three bay roof with steel shutter ventilation panels. Internally, the warehouse unit has been adapted by the previous occupier Game to provide a triple deck mezzanine floor, complete with automation for sorting and conveyor systems. In addition, the unit has VNA racking for approximately 6,300 pallets and a sprinkler system running throughout the building and racking. The offices are located to the east of the site and comprise high specification two storey accommodation set around a central courtyard. The space is configured to an open plan specification with a number of cellular partitioned offices and the perimeter. The site has excellent vehicle parking provisions.

Location

The property is located on Houndmills Industrial Estate, Basingstoke's premier industrial area, approx. 52 miles (84 km) west of Central London, 33 miles (53 km) north of Southampton and 20 miles (32 km) south of Reading. Road communications in the area are excellent with the town occupying a strategic position close to Junctions 6 (3 miles/4.8 km) and 7 (5 miles/8 km) of the M3 motorway. Junctions 11 and 13 of the M4 motorway are located approximately 14 miles (22.5 km) and 19 miles (30.5 km) to the north west and north east respectively, providing direct access to London and Heathrow to the east, and Swindon and Bristol to the west. The town has excellent rail links with a fastest journey time to London Waterloo of approximately 40 minutes and a journey time to Southampton Central of approximately 30 minutes. Basingstoke is readily accessible to key international airports. London Heathrow is accessible within 45 minutes, London Gatwick within 60 minutes and Southampton Airport within 30 minutes.

Viewings

Strictly by appointment through the joint sole agents.

Terms

Lease: A new fully repairing and Insuring lease is available on terms to be agreed, and subject to a landlords refurbishment program (commencing July 2026).

Freehold: The freehold of the combined warehouse and office site or the warehouse element is available subject to contract. Price on application.

Option 1: COMBINED OPTION

The whole site to include the warehouse (105,543 sq ft and office 38,767 sq ft). There is a valuable Tenants fit out to include a 'triple deck' mezzanine totalling 123,377 sq ft and sprinklered high bay racking system. The combined total provides 267,687 sq ft. The previous tenants fit out can remain or be removed by the landlord.



Viewing & Further Information



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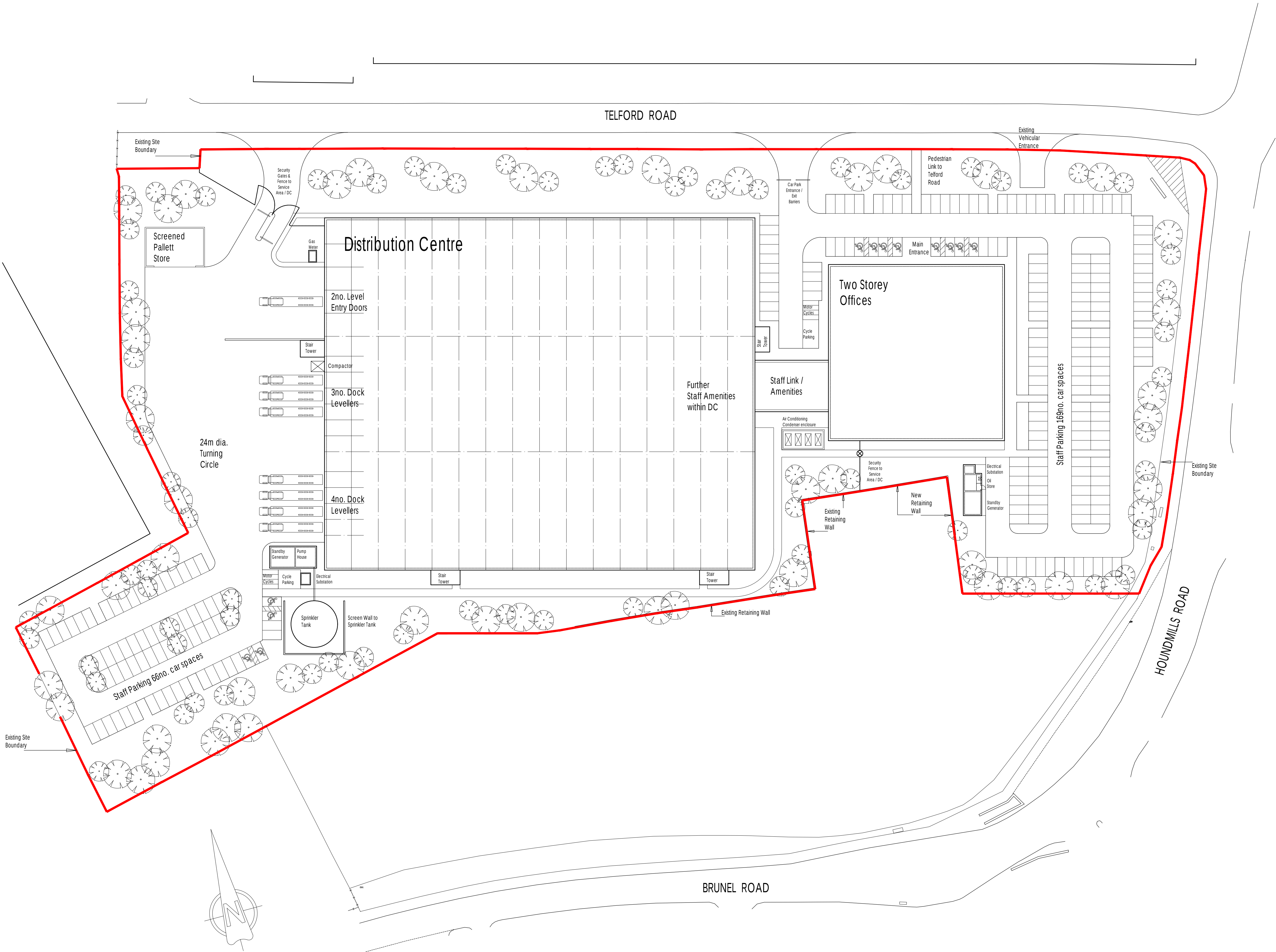
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Option 2: WAREHOUSE IN ISOLATION

The warehouse can be separated from the office block to provide 105,543 sq ft which can also provide a 'triple deck' mezzanine floor totalling 123,377 sqft and sprinklered high bay racking system , These item(s) can be removed, according to a tenant's specific requirements. The Landlord can install additional offices within the warehouse (as per the CGI subject to spec and terms).







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no. 10482793) and AJA Architects LLP (a limited liability partnership registered in England No. OC306721).

client

Hollis Hockley

project

Reconfiguration of GAME
Basingstoke

drawing

Existing Site Plan

scale 1:500 @ A1 drawn Zi

checked mjl date 21.2.24

no

7361 - 4

