



Unit 5 The Rutherford Centre

Rutherford Road, Basingstoke, RG24 8PD

Industrial / Warehouse Unit

1,447 sq ft
(134.43 sq m)

- Small fitted office
- J6 M3 Motorway 1½ miles
- Adjacent to Ring Road system
- Loading door 3.0 m (w) x 3 m (h)
- Eaves height 5.74 m
- 3 phase power, fitted lighting
- 4 car spaces

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Summary

Available Size	1,447 sq ft
Rent	£21,500 per annum
Rates Payable	£6,487 per annum
Rateable Value	£13,000
Service Charge	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property is currently open plan with the benefit of a small fitted office to the front of the unit. It benefits from lighting, three phase power and WC's.

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 Rutherford Centre, constructed in the mid 1980's is located within the Daneshill Industrial Estate area to the north east of Basingstoke and comprises a modern terrace of 10 warehouses/industrial units. The development is within one minute's drive of the Ring Road, and about 1½ miles to Junction 6 of the M3 motorway.

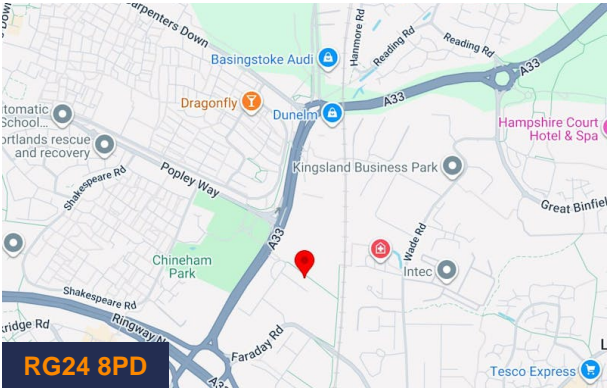
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,447	134.43	Available
Total	1,447	134.43	

Viewings

Strictly by appointment through the sole agents.



Viewing & Further Information



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