

# To Let

## **Unit D, Lutyens Industrial Centre, 2 Bilton Road, Kingsland Business Park, Basingstoke, RG24 8LJ**

9,733 sq ft (904.23 sq m)

- 6.0m clear height
- 30 kN/m<sup>2</sup> floor loading
- 4.5 m electric roller shutter door
- Purpose built offices



Warehouse / Industrial Unit

## 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 3 miles distant.

Frequent bus services operate between Chineham Shopping Centre and Basingstoke town centre via Wade Road, the main spine road through Kingsland Business Park.

## Description

Unit D is a modern terraced industrial / warehouse unit of steel portal frame construction built to a high standard with excellent parking and unloading facilities. The two storey offices include a full height ground floor reception area, perimeter trunking, suspended ceilings with inset lighting.

The warehouse / production area benefits from a clear height to eaves of 6m. A single electrically operated full height loading door provides efficient access to the warehouse area.

## Accommodation

The accommodation comprises of the following

Description	Sq ft	Sq m
Warehouse and offices	9,733	904.23
<b>Total</b>	<b>9,733</b>	<b>904.23</b>

## Specification

Amenities include:

- \* 6.0m clear height
- \* 30 kN/m2 floor loading
- \* 4.5 m electric roller shutter door
- \* Purpose built offices

## Terms

A new FRI lease for a term to be agreed is available



## EPC

This property has been graded as B (35).

## Business Rates

Upon Enquiry

## Viewing & Further Information

**Tim Clement, JLL**

t: 0203 805 6872

e: tim.clement@eu.jll.com

**Joss Gray, JLL**

t: 02380 385635

e: joss.gray@eu.jll.com

**Rhodri Shaw (Hollis Hockley)**

e: rhodri.shaw@hollishockley.co.uk

**James Clay (LONDON CLANCY LIMITED)**

e: jamesclay@londonclancy.co.uk