

RARE FREEHOLD - VAT NOT APPLICABLE

Unit 2 Lennox Road

Basingstoke, RG22 4AP

FREEHOLD INDUSTRIAL/WORKSHOP UNIT CURRENTLY USED FOR ENGINEERING USE

5,157 sq ft
(479.10 sq m)

- Extremely rare FREEHOLD
- Freehold with vacant possession
- Of interest to owner occupiers/Investors
- 2 Loading doors
- Good loading canopy/apron
- Ground floor offices
- Good power

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Summary

Available Size	5,157 sq ft
Price	£750,000
Rates Payable	£9,481 per annum
Rateable Value	£19,000
Service Charge	N/A
VAT	Not applicable
EPC Rating	G (157)

Description

The premises comprise an extremely rare freehold opportunity which will be sold with full vacant possession. The premises are essentially arranged to form a clear span workshop/industrial unit plus ground floor offices and WCs.

The premises are constructed using brick and blockwork elevations under a steel truss roof construction with a good provision of natural light via translucent panels. There are two loading doors 3 m (h) x 3.3 m (w), with a maximum internal height to the warehouse (6.1 m to the haunch and a min. 3.7 m). Externally there is a generous loading apron which benefits from a loading canopy, which could provide additional double spaced car parking. 4 car spaces are located in front of the offices.

Location

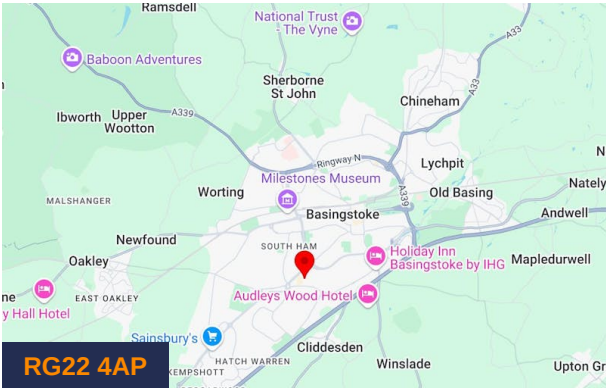
Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 185,000, is a major centre for 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.

AMENITIES

- Extremely rare freehold
- Good power capacity / Air lines / Heavy Engineering use
- Useful ground floor offices
- Clear span workshop/industrial unit with 2 loading doors
- Central location near to the town centre / Junction 6 M3 (2 miles)
- Gas warehouse blowers to the workshop (not tested)

FREEHOLD

Available freehold with vacant possession upon completion of legal formalities. Our clients are seeking offers in the region of £750,000.



Viewing & Further Information



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