

## Unit 5 Bear Court

Roentgen Road, Basingstoke, RG24 8QT

### Industrial / Warehouse Premises

**2,909 sq ft**  
(270.25 sq m)

- Circa 50% full height warehouse
- Useful mezzanine storage
- 3 Phase power supply
- Electric roller shutter loading door
- Maximum eaves 6.8 m
- Car parking / loading facility
- Office and kitchenette
- Close to M3 J6 & Ring Road

# Unit 5 Bear Court, Roentgen Road, Basingstoke, RG24 8QT

## Summary

Available Size	2,909 sq ft
Rent	£27,650 per annum
Rates Payable	£7,240 per annum
Rateable Value	£14,500
Service Charge	£1 per sq ft (capped)
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

## Description

The Bear Court development forms part of 3 industrial estates directly owned by Basingstoke & Deane Borough Council. Unit 5 provides a mid-terrace industrial/warehouse unit of steel frame construction with lower elevations of part brick/part curtain walling and upper elevations & roof of profiled steel cladding. The unit provides a mix of full height warehouse, office space, kitchenette plus WC facilities on the ground floor with a mezzanine floor providing useful storage space over approximate 50% of the unit. Amenities within the unit include a 3 phase power supply, electric roller shutter loading door measuring 3 m (w) x 4.39 m (h), with a minimum eaves height of 3.15 m rising to a maximum of 6.8 m.

The office accommodation and kitchenette benefit from suspended ceilings with recessed LED lighting. Externally, the property offers car parking and loading facilities within the shared yard area.

## Location

Bear Court is situated on the north side of Roentgen Road on the established Daneshill East Industrial Estate, approximately 1 mile north east of the town centre and ½ mile from the A33 Reading Road. Junction 6 of the M3 motorway is approximately 1 mile to the south.

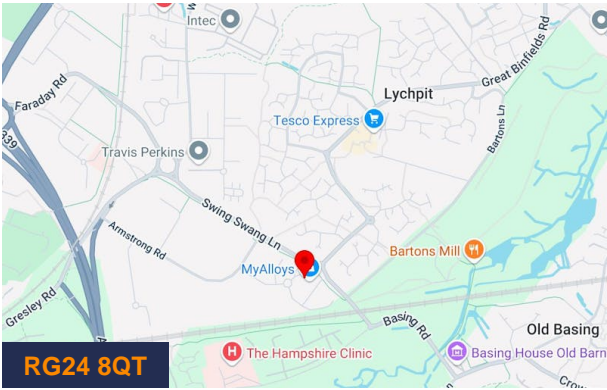
Basingstoke is 45 miles to the southwest of London, adjacent to Junctions 6 & 7 of the M3 motorway, the M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo timetabled at 45 minutes. Basingstoke with a Borough population of approximately 185,000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

## Terms

A new full repairing and insuring lease is available on terms by negotiation. The lease will be contracted outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

## Viewings

Strictly through appointment through the sole agent.



## Viewing & Further Information



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