

Unit 9, Bilton Road, Kingsland Business Park, Basingstoke, RG24 8LJ

8,353 sq ft (776.02 sq m)

- 6.5m clear height
- Full height electric operated loading door
- Single storey purpose built offices
- Can be combined with unit 8 to provide 12,919 sq.ft GEA



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 9 is a modern industrial / warehouse unit of steel construction situated in a terrace with a substantial apron for efficient loading of HGVs. An open plan office is located within the purpose-built single storey block at the front of the property, accessed from an entrance lobby which includes a kitchen point and Wc facilities.

The warehouse / production area benefits from a clear height to eaves of 6.5m. 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	8,353	776.02
Total	8,353	776.02

Specification

Amenities include:

- * 6.5m clear height
- * 30 kN/m2 floor loading
- * Roller panel loading door
- * Single storey purpose built offices
- * Can be combined with unit 9 to provide 12,919 sq.ft GEA

Terms

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



Rent

Rent on Application

EPC

This property has been graded as C (58).

Business Rates

Upon Enquiry

Viewing & Further Information

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