



## 39 Morse Road

West Ham Industrial Estate, Basingstoke, RG22 6NE

### Open Storage

**1.54 Acres**

(0.62 Hectares)

- Rare opportunity
- Available immediately
- Flexible lease terms
- Securely fenced and gated site
- Visible from the Ring Road
- Water and electric supply available
- Part concrete/part tarmac surface

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## Summary

Available Size	1.54 Acres
Rent	£3 per sq ft
Business Rates	TBC
Service Charge	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

## Description

The property comprises a self-contained, securely fenced and gated site which would suit a range of open storage or vehicle parking uses. The site has recently been cleared to leave a part tarmac/part concrete surface which includes an area that is slightly raised as the footprint of the former building. The southern end of the site is gently sloping.

## Location

The property is situated at the end of Morse Road on the established West Ham Industrial Estate approximately 1.5 miles west of the town centre. The site backs onto the A340 Ringway West and therefore occupies a very visible, easily accessed location.

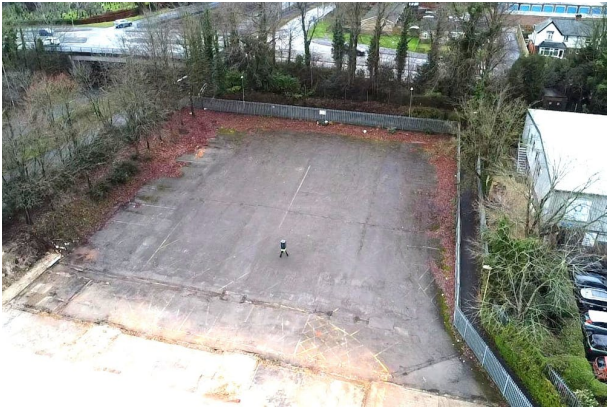
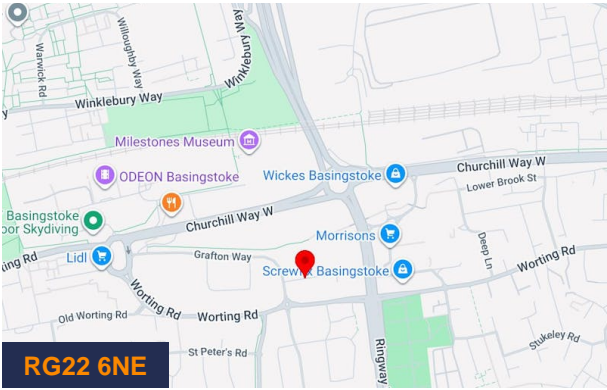
Basingstoke is approximately 45 miles to the southwest of London adjacent to junctions 6 & 7 of the M3 motorway. There is also a frequent rail service to London Waterloo with a fastest journey time timetabled at 45 minutes. The town is a major centre for commerce and industry, with many national companies located here and benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 185,000.

## Terms

A new flexible lease is available on terms by agreement, outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

## AGENT'S NOTE

The red lined site plan on the back page was taken prior to demolition so is for identification purposes only.



## Viewing & Further Information



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