

Industrial / Warehouse

TO LET / FOR SALE



CURCHOD&CO

AVAILABLE APRIL 2026



Unit 6 Rutherford Road

Daneshill, Basingstoke, RG24 8PD

Detached industrial/warehouse unit

11,992 sq ft

(1,114.09 sq m)

- Fenced and gated yard on site of approx 0.6 acres
- 2 loading doors
- Three phase power
- Minimum eaves of approx 5.33m
- Useful mezzanine storage
- Good car parking and loading areas

[curchodandco.com](https://www.curchodandco.com) | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

| | |
|----------------|--------------------|
| Available Size | 11,992 sq ft |
| Rent | £139,950 per annum |
| Price | £1,375,000 |
| Rates Payable | £50,505 per annum |
| Rateable Value | £91,000 |
| EPC Rating | C (70) |

Description

Unit 6 Rutherford Road comprises a detached industrial/warehouse of steel portal frame construction with brick elevations, all under a pitched steel clad roof. The 0.6 acre site is accessed via 2 entrance gates, aligned with the loading doors, located on either side of the front office section, one featuring a manual shutter door and the other an electrical roller shutter door, both measuring circa 4m wide x 4.5m high.

The property is accessed via a personnel entrance into the front office, which has been arranged to create individual offices and meeting rooms, with 4 w.c.'s and a separate kitchenette. Amenities within the warehouse include a painted concrete floor, 3 phase power points, lighting, a minimum eaves height of approx. 5.33m plus useful mezzanine storage.

Externally, there is parking for approximately 29 cars plus loading facilities in front of each doorway.

Location

The property is prominently situated on Rutherford Road on the popular Daneshill Industrial Estate area to the northeast of Basingstoke. The premises are within a very short drive of the ringroad and the A33 Basingstoke to Reading Road, and about 1.5 miles to junction 6 of the M3.

Basingstoke lies 45 miles to the southwest of London adjacent to junctions 6 & 7 of the M3. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo with a fastest timetabled journey of 45 minutes.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------------|---------------|-----------------|
| Ground - Warehouse | 8,249 | 766.36 |
| Ground - Offices | 2,738 | 254.37 |
| 1st - Mezzanine | 1,005 | 93.37 |
| Total | 11,992 | 1,114.10 |

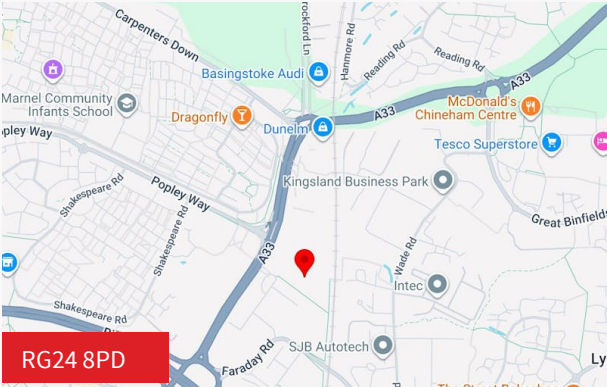
Terms

Sale of long leasehold interest at £1,375,000, which is held on the residue of a 125 year lease from 12th April 1990 at a passing rent of £20,000 per annum, subject to five yearly rent reviews based on 20% of the rack rent for the property.

Alternatively, the property is available on a new FRI lease for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



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