



## Unit 7, Spectrum Court

Intec Business Park, Basingstoke, RG24 8NE

### Warehouse/industrial unit

2,584 sq ft

(240.06 sq m)

- Three phase power
- 5.5m eaves height
- 4.7m (w) x 5m (h) loading door
- 4 allocated car parking spaces per unit (plus overflow)
- Range of units available

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## Summary

|                |                   |
|----------------|-------------------|
| Available Size | 2,584 sq ft       |
| Rent           | £14.50 per sq ft  |
| Rates Payable  | £12,724 per annum |
| Rateable Value | £25,500           |
| Service Charge | £1.77 per sq ft   |
| EPC Rating     | B (26)            |

## Description

Spectrum Court provides 10 warehouse/industrial units. The subject unit has a loading/roller shutter door, 5.5m eaves height, partitioned offices, a kitchenette and 2 W.Cs.

## Location

Intec Business Park is located approximately 2 miles north of Junction 6 of the M3 motorway. Chineham District Shopping Centre, boasting a number of major retailers is within walking distance of the development. Regular bus services operate along Wade Road providing a direct link from Intec to Basingstoke bus station, train station and the town centre/Festival Place Shopping Centre.

## Terms

A new Full Repairing and Insuring Lease for a term to be agreed, to be outside the Landlord & Tenant Act 1954.

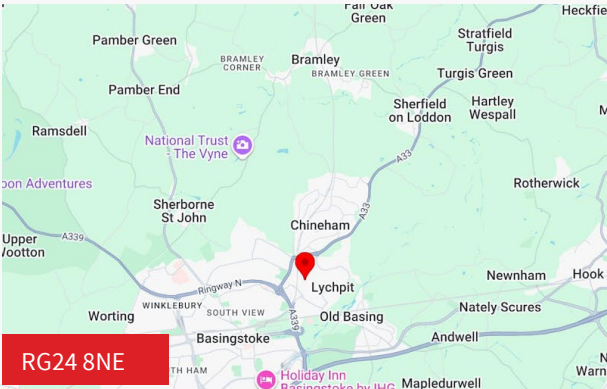
## Anti Money Laundering

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.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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