



Unit 4 Station Approach

Overton, Basingstoke, RG25 3JH

INDUSTRIAL/WORKSHOP UNIT ADJACENT TO OVERTON RAILWAY STATION

1,125 sq ft
(104.52 sq m)

- New lease terms
- Manually operated sliding shutter door
- WC, with wash hand basin and kitchenette
- Maximum internal height to warehouse of 2.7 metres
- Fluorescent strip lighting
- UPVC double glazed windows
- Two car spaces
- Loading capabilities

01256 840777

www.bdt.uk.com

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Summary

| | |
|----------------|------------------------------------|
| Available Size | 1,125 sq ft |
| Rent | £980 per month |
| Rateable Value | £8,800 |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | E (110) |

Description

The unit comprises an industrial/business unit built using traditional building methods of brick and block work construction under a pitched tiled roof.

Location

The premises are situated next to Overton Railway Station in the village of Overton which is located on the B3400 between Basingstoke (9 miles) and Andover (10 miles).

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|----------------------------|-------|--------|--------------|
| Unit - Industrial/business | 1,125 | 104.52 | Available |

Ground Rent & Insurance

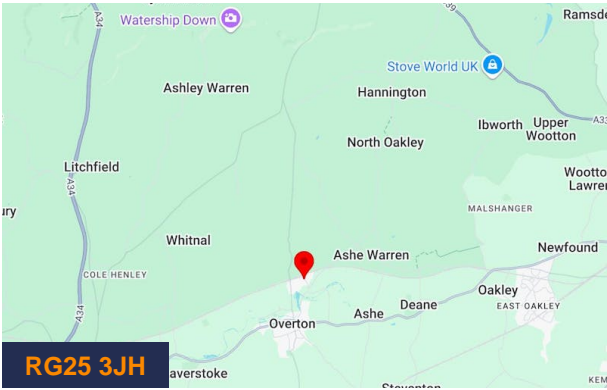
£800 per year approx.

Terms

New lease terms available by arrangement.

Viewings

Strictly by appointment through the sole agent.



Viewing & Further Information



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