



## **Industrial / Storage To Let**

£11 per sq ft

2,863 sq ft

**Herriard Nursery,  
Scratchface Lane,  
Herriard, Basingstoke,  
RG25 2TX**

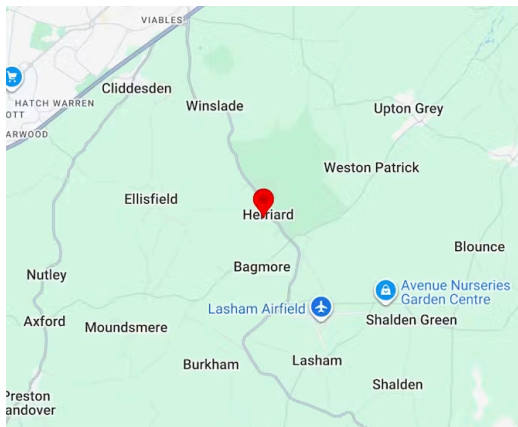
**INDUSTRIAL UNIT/COLD  
STORAGE OPPORTUNITY/TEST  
LABORATORY**

- Well insulated storage unit
- Generously sized loading yard
- New IRI lease available
- Equidistant between Alton and Basingstoke via A339

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## Description

The Herriard Nursery comprises a single storey industrial unit of predominately timber construction, with vertical timber clad elevations and a shallow pitched corrugated sheet roof. The front elevation incorporates large timber doors, a separate pedestrian entrance and several windows. The building is set on a low concrete/masonry base and is accessed via a large loading yard/car parking area. External electrical equipment is fixed to the front elevation.

Internally, the building provides a refrigerated/cold storage room, finished with white insulated wall and ceiling panels. The property has a sealed, durable resin type floor, together with ceiling mounted fluorescent lighting and mechanical cooling units.

The premises are equipped for food production with clean rooms, chillers, air conditioning and food standard internal fit out.

## Location

The building forms part of the Herriard Park Estate, approximately 10 minutes from central Basingstoke via the A33. Basingstoke provides a mainline railway service to London Waterloo (45 minutes).

To the south, Alton can be reached by car within 15 minutes. Herriard is equidistant from Junctions 6 and 7 of the M3 motorway and are both within 15 minutes drive.

## Terms

A new internal repairing and insuring lease is available for a term to be agreed, subject to periodic upward only rent reviews.

## Viewings

Viewings to be arranged via the joint sole agents at BDT and Curchod & Co.

## Summary

- Rent: £11 per sq ft
- Business rates: TBC
- Legal fees: Each party to bear their own costs
- EPC: D (83)

## Further information

- [View details on our website](#)

## Contact & Viewings



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