



Unit 18 Hassocks Wood Business Centre

Stroudley Road, Basingstoke, RG24 8UQ

VERSATILE BUSINESS UNIT

518 sq ft
(48.12 sq m)

- Ideal starter unit
- New flexible lease terms
- Suitable for light workshop/stores/R&D/office
- Situated near to the Kingsland Business Park and Daneshill Industrial Estate
- Easy access to the M3 Junction 6 and Ring Road
- 100% small business rates relief (subject to status)

01256 840777

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Summary

Available Size	518 sq ft
Rent	£7,750 per annum
Rateable Value	£6,000
EPC Rating	B (50)

Description

Hassocks Wood Business Centre comprises a total of 25 self-contained, single storey business units, set within a well managed estate. The premises offer flexibility for a wide range of uses to include light storage/workshop/R&D and office use. There is a single WC and wash hand basin. The unit benefits from double glass entrance doors for easy access for deliveries.

Location

Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 185,000 is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

Hassocks Wood Business Centre is located near to the popular Kingsland Business Park, known as the 'Wade Road' area and situated on the wider Daneshill Industrial Estate, Hassocks Wood is situated within easy distance to the town centre, approximately 1 mile, and is easily accessible via cycle or foot, using the town's cycle routes and underpasses. Junction 6 of the M3 motorway is directly accessed via the Ring Road in a few minutes.

Specification

- . Glazed double entrance doors for deliveries
- . Single WC
- . 1 / 2 car spaces
- . Well managed business estate

Terms

A new flexible, fully repairing and insuring lease for a term to be agreed, contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act Part II (as amended).



Viewing & Further Information



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