

PART OFFICE



Unit 12A The Calvert Centre

Woodmancott, near Basingstoke, SO21 3BN

LIGHT INDUSTRIAL OR STORAGE UNIT WITH OFFICE

800 sq ft
(74.32 sq m)

- Outstanding semi rural location with excellent access to A303, A33 and J7, M3
- On site Estate Manager
- 2 Hinged doors (6ft 10 ins (h) x 8ft 6ins (w))
- Good office space. Remainder open plan industrial space
- 2 designated car spaces
- Power 3 phase or single (plus overflow)

01256 840777

www.bdt.uk.com

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Summary

Available Size	800 sq ft
Rent	£6,800 per annum
Rateable Value	£6,000
Service Charge	£344.08 per annum £262.56 per annum - buildings insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The development comprises a number of small industrial/storage buildings. Traditional building materials have been used to include steel portal frames, brick elevations and pitched, fully insulated steel roofs. The concrete floor slabs are fully load bearing. The premises offers good office space with the remainder of the unit set out as open plan industrial space with front fire doors. The property benefits from 2 hinged doors (opening 6ft 10 ins (h) x 8ft 6 ins (w), mains water (metered) and 1 toilet with wash basin and hot water. Broadband is available together with single or 3 phase power. 2 designated car parking spaces are available (extra space can be allocated by arrangement with the Landlord).

Location

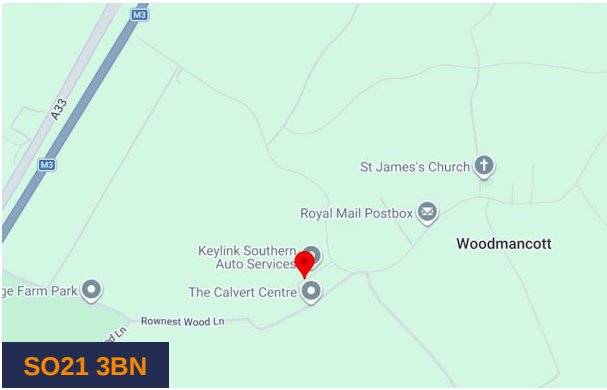
Woodmancott is situated approximately 7 miles southwest of Basingstoke and 10 miles northeast of Winchester, just south of the A33. The M3 motorway at Dummer (Junction 7) is within 4 miles, directly accessible from The Calvert Centre via the A33 trunk road. One of the advantages of the location is the lack of traffic congestion during peak hours, combined with its proximity to the road network which allows easy access to various destinations during usual business hours. To view the approximate location go to www.multimap.com and type in postcode SO21 3BN.

Terms

New lease by negotiation available from 1st November 2026 (or sooner by arrangement).

Viewings

Strictly by appointments through the sole agents.



Viewing & Further Information



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