bdt

TO LET



Unit 12 Maple Court

Moniton Industrial Estate, West Ham Lane, Basingstoke, RG22 6NQ

TRADE COUNTER, WAREHOUSE / INDUSTRIAL UNIT TOGETHER WITH OFFICES AND STORAGE MEZZANINE PLATFORMS

3,050 sq ft
(283.35 sq m)

- Former trade counter unit
- Part ground and first floor offices
- Useful storage mezzanine platforms
- Flexible lease terms
- Generous parking / loading area

01256 840777

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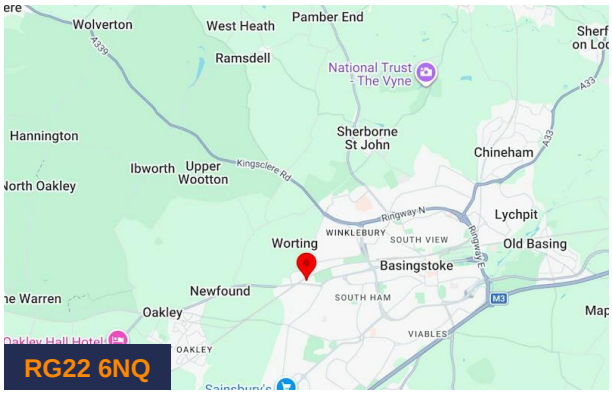
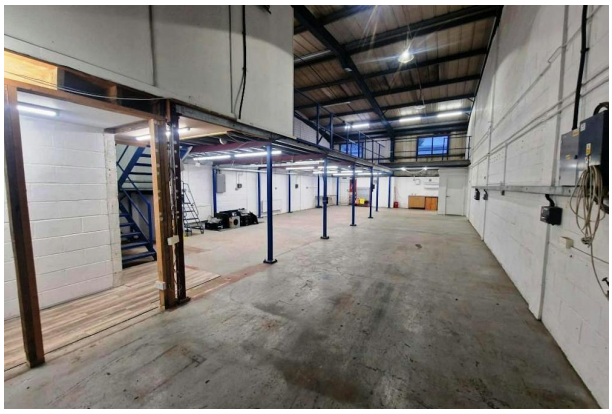
Summary

Available Size	3,050 sq ft
Rent	£27,500 per annum
Rateable Value	£23,250
Service Charge	N/A
EPC Rating	C (75)







Description

The property comprises a former trade counter unit which provides for industrial/warehousing accommodation, together with part ground and first floor offices. The offices within the ground floor provide occupiers two areas which formerly housed a trade counter. There is a first floor separate office area in addition. Amenities include suspended ceilings, LED lighting and gas fired central heating. The warehouse / industrial accommodation provides for a full height mixture of storage area together with useful mezzanine storage platforms arranged as an L-shape. The unit is generally well specified, and the landlord has also installed LED lighting and a fire alarm system.

Location

The property is situated facing the central car parking area on the Moniton Trading Estate. The estate offers a collective mix of business/trade occupiers and offers a well known and popular commercial destination in Basingstoke.

Moniton Trading Estate is accessed via West Ham Lane which leads from the Worting Road and is approximately 3 miles west of Basingstoke town centre. Junctions 6 & 7 of the M3 are approximately 3 miles and 5 miles distant respectively. Junction 11 of the M4 (via the A33 Reading Road) is approximately 20 miles distant.

Basingstoke is 45 miles to the south west 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 185,000, is a major centre of 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.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor - Warehouse/Industrial & Part First Floor Office	2,113	196.30	Available
Unit - Mezzanine Storage Platform No. 1	758.21	70.44	Available
Unit - Mezzanine Storage Platform No. 2	179.76	16.70	Available
Total	**3,050.97**	**283.44**	

Terms

A new fully repairing and insuring lease is available for a flexible term to be agreed, and contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II as amended.

Viewing & Further Information



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Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. Generated on 27/11/2026


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