

J Davy, Churchill Way West

Basingstoke, RG22 6PL

Bodyshop/Former Crash Repair Centre

10,225 sq ft

(949.93 sq m)

- Prominent location with access from Churchill Way West (B3400)
- Eaves height approx 5.29m (17' 4")
- Site area approx. 0.8 acres (0.32 Ha)
- In excess of 65 car spaces
- NB There is an Everything Everywhere Transmitter Mast occupying part of the site which requires rights of access.

Summary

Available Size	10,225 sq ft
Business Rates	N/A
EPC Rating	C (61)

Description

The premises comprise a Body Shop / Crash Repair Centre in total of approx. 10,225 sq ft GIA

Height to haunch 4.93m

To eaves 5.29 m

To apex 5.93m

Solid concrete floor

Metal profile cladding

Roof lights, lighting, gas strip heating, GF offices, reception and WC with wash hand basin

First floor office, carpeted, spotlights and server room, plus 2 WCs, 2 Wash hand basins

2 loading doors 3.0m wide 3.5m high

1 loading door 3.49m wide 3.5m high

Rear section

Valeting areas with 3 loading doors and wash down area with 1 loading door

Not suitable for HGV access.

Location

The property is approx. 1.5 miles from Basingstoke town centre with access via the B3400 (Churchill Way West) dual carriageway through the J Davy Vauxhall Site.

Accommodation

Main area 737.181 sq m 7,938 sq ft GIA

Including Ground Floor Reception and office plus WC and Store

First floor offices/WCs 471 sq ft (GIA)

Rear Section Valeting Areas 1,335 sq ft

Washdown 481 sq ft

TOTAL 10,225 sq ft approx

Telecommunications Mast

Please note there is an Everything Everywhere Transmitter Mast (ham 270) occupying part of the site (to the south) which will require rights of access. The Agreement is for a term of ten years from 15th June 2016 with a rent review on 15th June 2021. The current rent is £7,426 per annum exclusive. (awaiting an update)

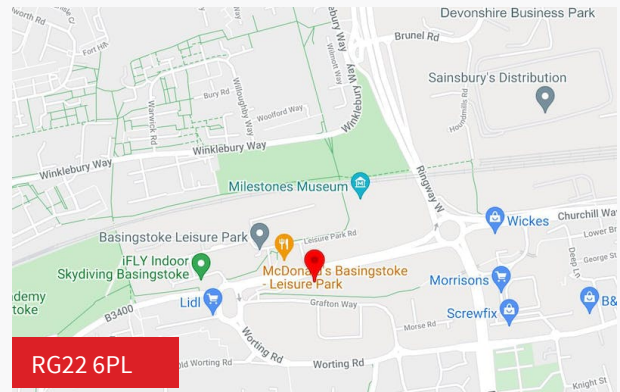
VAT

We understand that the property is elected for VAT, therefore VAT is payable in addition to the rent/sale price and all other out-goings.

Video

➔ 360 Tour - <https://www.madesnappy.co.uk/tour/1g15dg49ae>

➔ -



Viewing & Further Information

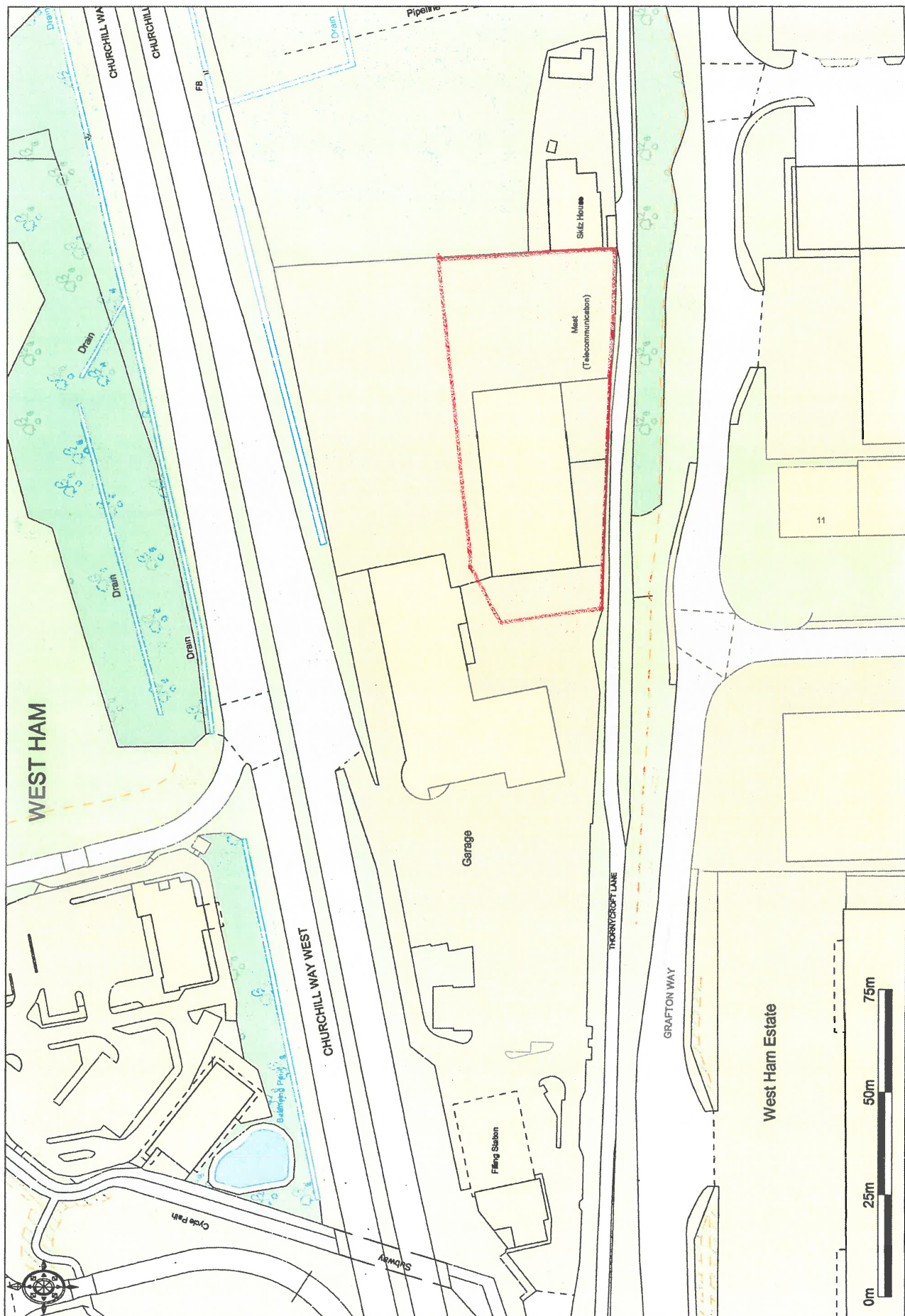
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