



Unit B

Prisma Park, Basingstoke, RG24 8GT

Modern industrial/warehouse premises with fitted offices and mezzanine

2,242 to 2,795 sq ft
(208.29 to 259.66 sq m)

- A modern well specified mid terrace industrial/warehouse unit with 553 sq ft mezzanine
- 3 Phase power & gas supply
- Electric roller shutter door
- Fitted offices, staffroom and shower facilities
- Located within Daneshill Industrial Estate
- Subject to Vacant Possession

Unit B, Prisma Park, Basingstoke, RG24 8GT

Summary

Available Size	2,242 to 2,795 sq ft
Rent	£35,000 per annum
Rates Payable	£11,102.75 per annum
Rateable Value	£22,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2,652 per annum
EPC Rating	B (46)

Description

The property comprises a modern, mid-terrace industrial / warehouse unit of steel portal frame construction, with profile metal clad elevations under a pitched, double skin metal clad roof. Unit B is specified with 7m eaves height, three phase power supply, electrically operated up and over loading door, and overhead gas fired heating to the warehouse. There are ancillary offices running the length of the property with a staffroom, kitchenette, toilets and shower. Immediately above there is a mezzanine providing 553 sq ft of additional storage space. To the front of the building there is allocated parking, and shared loading yard.

Location

The property is located on Berrington Way, which forms part of the Wade Road industrial area of Basingstoke. Neighbouring occupiers include Exertis Hammer, Euro Accessories Limited, Thermo-Fisher Scientific and GTK UK Limited. Specifically it is within Prisma Park, which is a modern development comprising a mix of offices and light industrial premises.

Access to Basingstoke’s ring road system is about half a mile to the west and in turn provides direct links to Junction 6 of the M3 motorway about 1 mile to the south and the A33 trunk road leading to Junction 11 of the M4 motorway at Reading. Rail connections are also good with a mainline 45-minute rail link to London, Waterloo from the town’s railway station, approximately 1 mile to the southwest.

Viewings

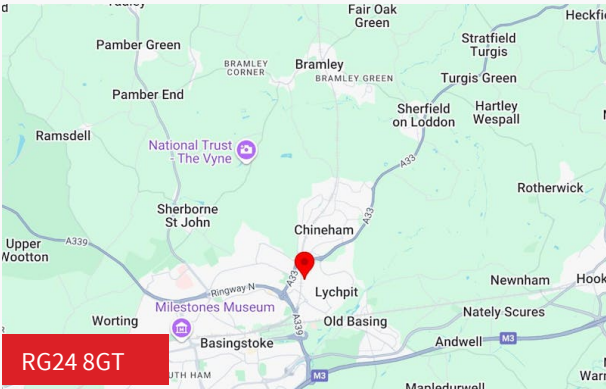
All viewings to be arranged in advance with Curchod & Co.

Terms

The accommodation is available on the basis of a new FRI lease for a term to be agreed.

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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