



## Former G4S Building

Pelton Road, Basingstoke, RG21 6XD

**Industrial / Warehouse on  
0.6 acres suitable for uses  
including Plant Hire, Motor  
Trade, Contractor Yard etc**

**5,459 sq ft**  
(507.16 sq m)

- Highly secure, enclosed site
- Automated sliding gates
- Predominantly workshop / warehousing / storage
- Part ground and 1st floor offices
- Large area of hardstanding to the rear of the property (Approx 0.5 acres)
- B-46 EPC rating

# Former G4S Building, Pelton Road, Basingstoke, RG21 6XD

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 5,459 sq ft                        |
| Rent           | £85,000 per annum                  |
| Rateable Value | £52,500                            |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | B (46)                             |

## Description

The premises comprise a former cash handling facility operated by Securicor / G4S since the 1970's. Accordingly, the premises occupies an extremely secure, self-contained site which benefits from a high security provision throughout to include high fencing and substantial metal sliding, electronic gates. The property also provides for a lane whereby vehicles can drive in and exit out into the rear yard which could be used for motor trade, storage, workshop, leisure related uses. Other elements of the building also comprise ground floor storage / workshop together with part ground and 1st floor offices. There are staff welfare and WC's at ground and 1st floors. Externally, there is allocated car parking towards the front and a substantial enclosed yard to the rear comprising (approximately 0.5 acre hard standing).

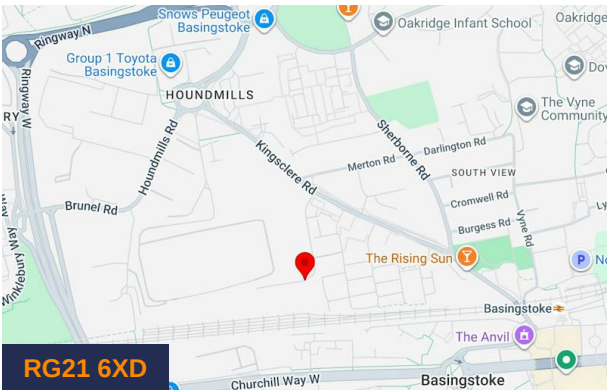
## Location

Pelton Road is along the Kingsclere Road which is situated within the general Houndmills Industrial area. Pelton Road is situated approximately 10 minutes walk from Basingstoke town centre. Amenities include Basingstoke Railway Station which connects to London Waterloo (45 minutes).

Basingstoke is 45 miles to the southwest of London, adjacent to Junctions 6 & 7 of the M3 motorway (2 miles), the M4 and Reading can be easily accessed via the A33. There is also a frequent 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.

## Terms

A new repairing and insuring lease is contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).



## Viewing & Further Information

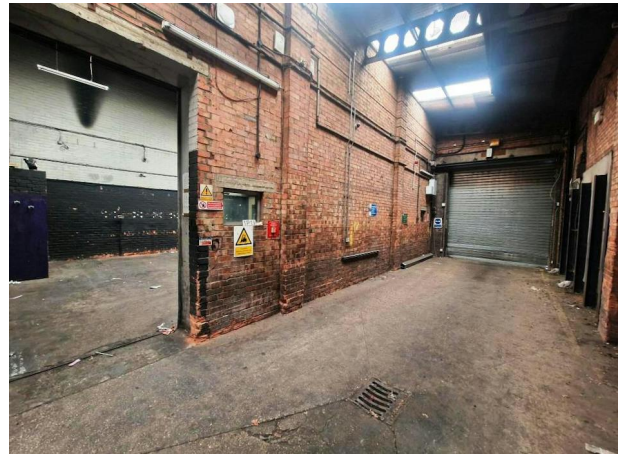
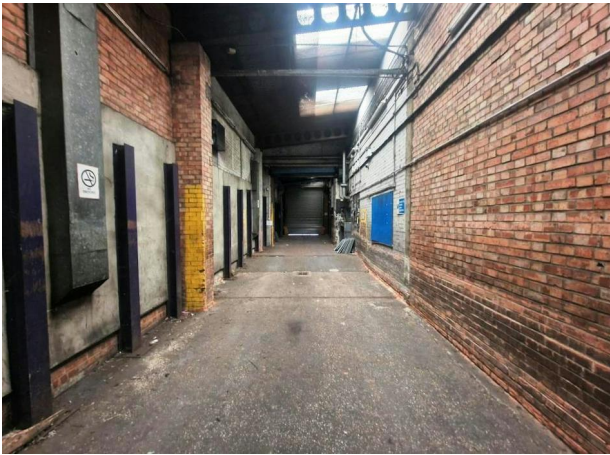


**Russell Ware**  
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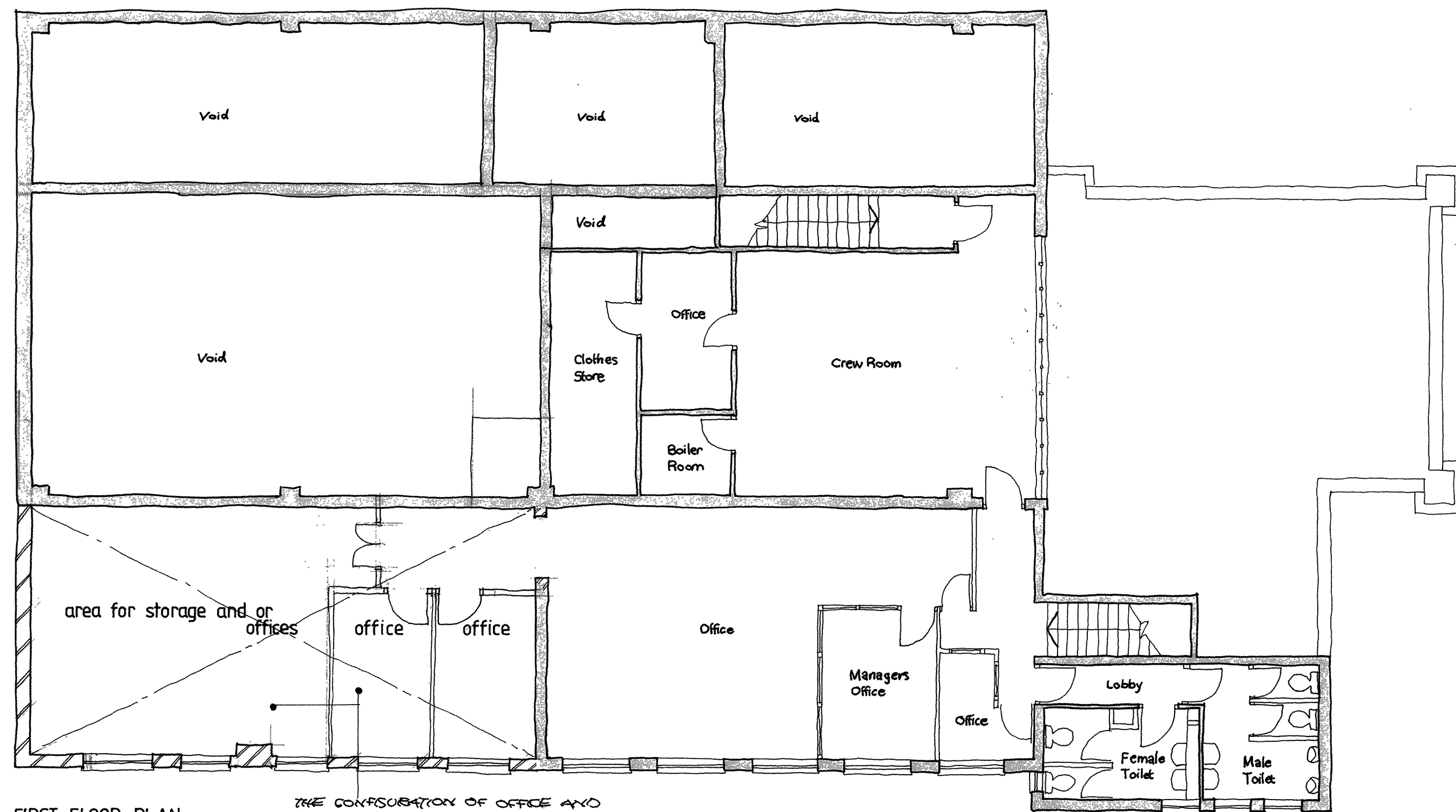


**Andy Gibbs**  
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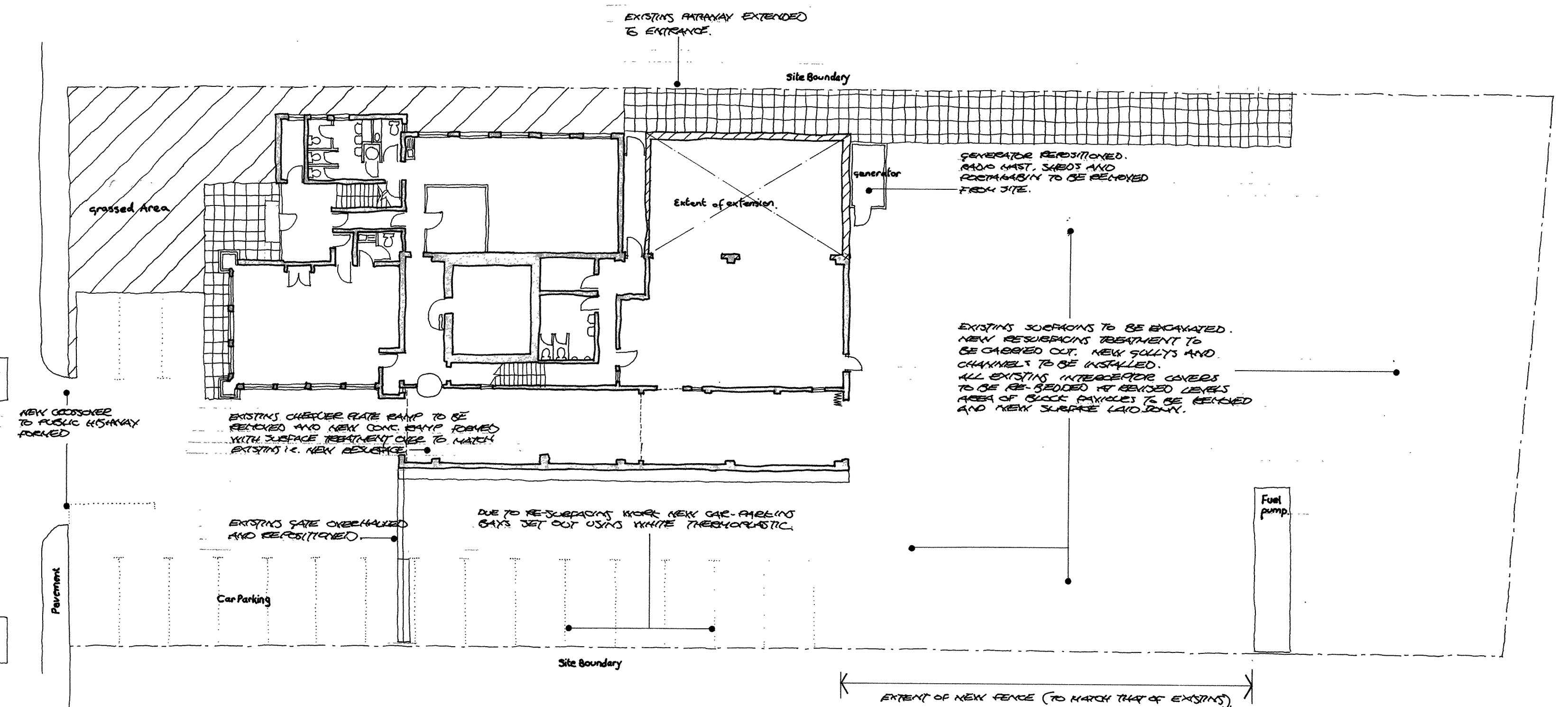






FIRST FLOOR PLAN  
scheme proposal  
1:100

THE CONFIGURATION OF OFFICE AND STORAGE ACCOMMODATION WITHIN THE PROPOSED EXTENSION IS TO BE DELIBERATE. COSTS IN CONNECTION WITH THIS SCHEME ARE BASED ON THE ABOVE.

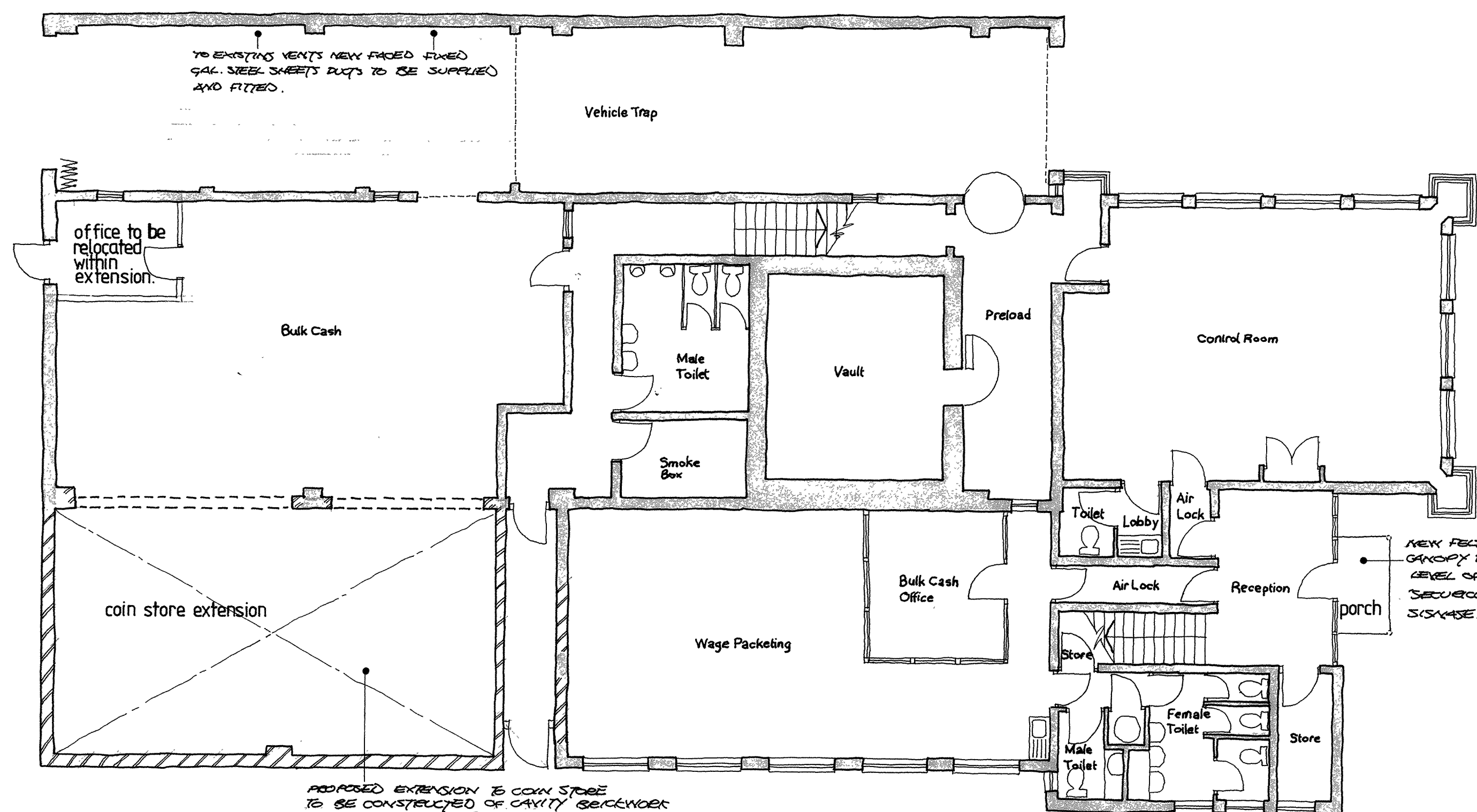


SITE LAYOUT 1:200  
proposed



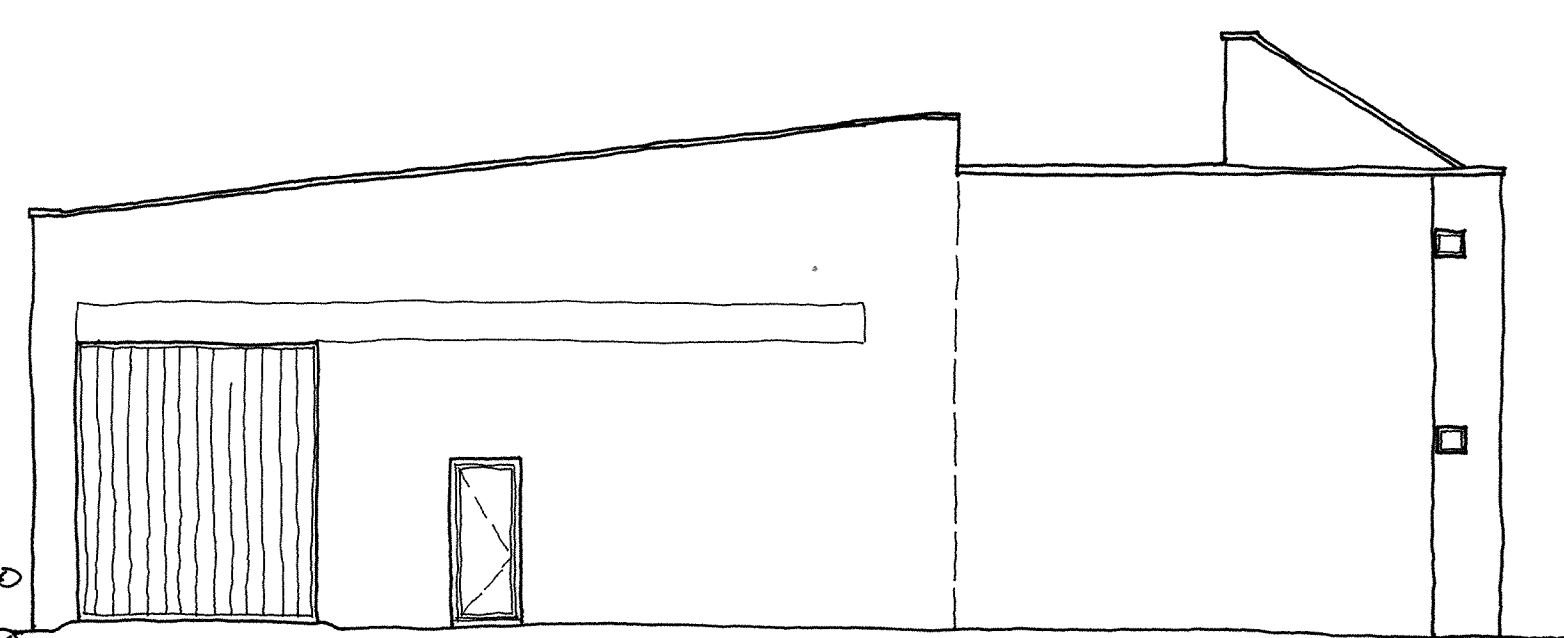
SIDE ELEVATION  
proposed  
1:100

EXTENT OF EXTENSION



GROUND FLOOR PLAN  
scheme proposal  
1:100

PROPOSED EXTENSION TO COIN STORE TO BE CONSTRUCTED OF CAVITY BRICKWORK AND BLOCKWORK. BRICKWORK TO MATCH THAT OF EXISTING. NEW VENTILATION SYSTEM AND HEATING TO COIN STORE AREA TO BE ALLOWED FOR. FLOOR TO SUPPORT THE WEIGHT WITHIN PROPOSED EXTENSION TO BE SAME AS WITHIN WAGE PACKAGING AREA. EXISTING EXTERNAL DOOR TO BE RE-POSITIONED.



REAR ELEVATION  
proposed  
1:100

EXTENT OF EXTENSION

| Revisions                                                                                                                                                                                                              |                 | Date      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|
| <b>securicor security services</b><br><b>Property Department</b><br>Securicor Security Services Limited<br>Sutton Park House 15 Carshalton Road<br>Sutton Surrey SM1 4LD<br>Telephone 081 770 7000<br>Fax 081 643 1059 |                 |           |
| <b>Project</b><br>SECURITY CENTRE<br>HOUNDMILLS INDUSTRIAL ESTATE<br>PELTON RD<br>BASINGSTOKE<br>HAMPSHIRE                                                                                                             |                 |           |
| <b>Title</b><br>PROPOSED PLANS, ELEVATIONS,<br>AND SITE LAYOUT.                                                                                                                                                        |                 |           |
| Date                                                                                                                                                                                                                   | NOV. 94         | Drawn MGH |
| Scale                                                                                                                                                                                                                  | 1:100 + 1:200.  |           |
| Drawing No.                                                                                                                                                                                                            | Bo90 / Sch. 01. |           |