

MOTOR TRADE ACCEPTED



11 Vickers Business Centre

Priestley Road, Basingstoke, RG24 9NP

Rarely Available Modern Industrial / Warehouse Unit with Generous Eaves Height

1,455 sq ft
(135.17 sq m)

- New flexible terms available
- Maximum eaves height 6.9 m
- 3 phase electricity
- Well managed business estate, with on site manager
- On site amenities include cafe
- Ability to fit out with part offices
- 3 allocated car parking spaces

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Summary

Available Size	1,455 sq ft
Rent	£24,010 per annum
Rateable Value	£18,250
Service Charge	£1 per sq ft
EPC Rating	C (63)

Description

The unit benefits from a generous eaves height of 6.98 m and a minimum eaves height of approximately 6 m. Unit 11 is positioned towards the rear of the site. This phase is of a modern construction built around 2005, and constructed using steel portal frames with brick and steel-clad elevations with roller shutter loading doors. There are 3 allocated car parking spaces.

Location

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 is a major centre for commerce and industry with many national companies located here and it benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 185,000.

Vickers Business Centre is located on the west side of Priestley Road, within a short distance of the junction of the Aldermaston Road (A340) and is therefore very easily accessible to the Ring Road system. Junction 6 of the M3 is approximately 2 miles distant. There is good access to both Reading at junction 11 of the M4 via the A33. Vickers Business Centre comprises mixed offices and industrial units on a 4 acre site.

Lease

A new FRI lease for a term by arrangement, subject to periodic rent reviews, and contracted outside of the Landlord & Tenant Act 1954 Part II (as amended).

Viewings

Strictly by appointment through the sole agents.



Viewing & Further Information



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