



## Unit 4 Hatch Industrial Park

Greywell Road, Basingstoke, RG24 7NG

### Modern Warehouse / Industrial Unit

**5,362 sq ft**  
(498.15 sq m)

- Located near to Basingstoke Junction 6 & Hook Junction 5 M3
- Modern industrial estate
- Electric loading door 4 m (w) x 4 m (h)
- 3 phase electricity
- 5 car parking spaces
- Well fitted first floor offices
- 7.5 m to haunch

# Unit 4 Hatch Industrial Park, Greywell Road, Basingstoke, RG24 7NG

## Summary

Available Size	5,362 sq ft
Rent	£14.75 per sq ft
Rateable Value	£58,500
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (44)

## Description

The Hatch Industrial Park is a modern industrial / warehouse estate comprising 10 high quality units. Unit 4 comprises a mid terrace of steel portal frame construction with profiled clad elevations, all under a pitched roof incorporating translucent light panels. The property benefits from a 3 phase power supply, concrete floor, electric and over loading door measuring 4 m (h) x 4 m (w), high bay sodium lighting, 7.5 m to haunch with a ridge height of 10.1 m plus a DDA compliant WC. The unit benefits from first floor office accommodation with amenities including a kitchenette, perimeter trunking, suspended ceilings incorporating a mix of LED and fluorescent strip lighting plus carpeting throughout. There is an additional WC located in the first floor stairwell.

Externally, the unit benefits from 5 allocated car parking spaces within the attractive landscaped surroundings.

## Location

Hatch Industrial Park is situated approximately 3 miles to the east of Basingstoke which boasts excellent access to Junctions 5 & 6 of the M3 motorway via the A30 London Road. The estate comprises a broad range of corporate occupiers including Kyoeshia UK Ltd, Farleygreene Ltd, Ashby Trade Signs Supplies and Oventrop UK Ltd.

Basingstoke is a major centre for commerce and industry with a Borough population of approximately 185,000. The town is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 motorway. There is also a fast and frequent rail service to London Waterloo (approximately 45 minutes from Basingstoke).

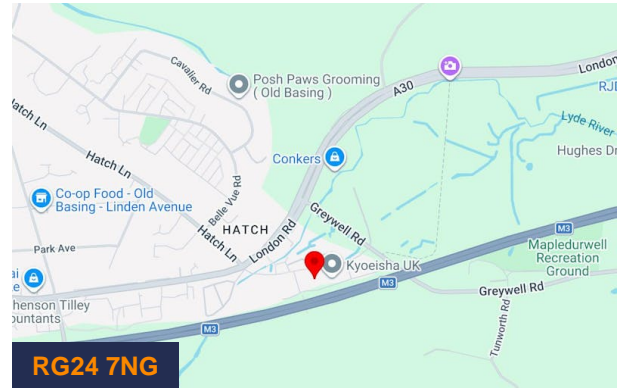
## Accommodation

The unit comprises the following GIA areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	4,195	389.73	Available
1st - Office	1,167	108.42	Available
<b>Total</b>	<b>5,362</b>	<b>498.15</b>	

## What 3 Words

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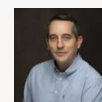


## Viewing & Further Information



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