

**SUITABLE FOR MOTOR TRADE**

Unit 2, Bessemer Park

Bessemer Road, Basingstoke, RG21 3NB

****RARELY AVAILABLE ****
INDUSTRIAL/WAREHOUSE
WITH FITTED OFFICES

5,458 sq ft
(507.06 sq m)

- Immediately available
- Not elected for VAT purposes and no service charge
- Established industrial trading estate location
- Part ground and first floor offices
- Good loading provision
- Racking and loading dock
- 9+ Car parking spaces

01256 840777

www.bdt.uk.com

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Summary

Available Size	5,458 sq ft
Rent	£58,750 per annum
Rates Payable	£20,209.50 per annum
Rateable Value	£40,500
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises an industrial/warehouse unit situated towards the front of the Bessemer Park Industrial Estate. The premises have been occupied by an e-commerce business for many years essentially for storage and distribution. The premises provide full height/clear span industrial/warehouse accommodation where the owners have installed Link 71 pallet racking systems. Loading is via an over sized (5.8m wide x 4.5m high) roller shutter loading door with mechanical tailgate loading ramp and hydraulic loading dock. The current owner has looked into installing a solid concrete ramp in front of the unit to enable vehicles to drive in and out. There is a separate double door front access for Trade Counter use, with small trade counter behind. Metal security shutters have been installed to two steel front entrance doors. Further benefits include part ground and first floor offices, suspended ceilings, data/cat 5 cabling (throughout offices and main warehouse - 30 outlets) and LED lighting in both offices and warehouse. There is a quantity of shelving/office furniture, which can remain. The owner has extensively refurbished the male and female WCs to a high specification. There is also the benefit of an additional kitchen/staff break out area on the first floor mezzanine. The warehouse is well specified and provides LED lighting, three phase electricity and intruder alarm. Excellent natural light is provided via the north roof light. The property has a minimum eaves height of 2.4 m rising to a maximum eaves height of 6.5 m. Gas supply is provided to the unit, but capped off.

Location

The premises are accessed from Bessemer Road which in turn provides easy access to Harrow Way, which connects to the A339 and Junction 6 of the M6, approximately 2 miles to the northeast. There is only one access road to and from Bessemer Park, for high security, and the property is overlooked by residential flats for high security. There is 24/7 access without limitations. Surrounding occupiers include: Fastlight, Emerald Colour Ltd, Croombs Electrical Services Ltd and Elite Bodyworks Gym.

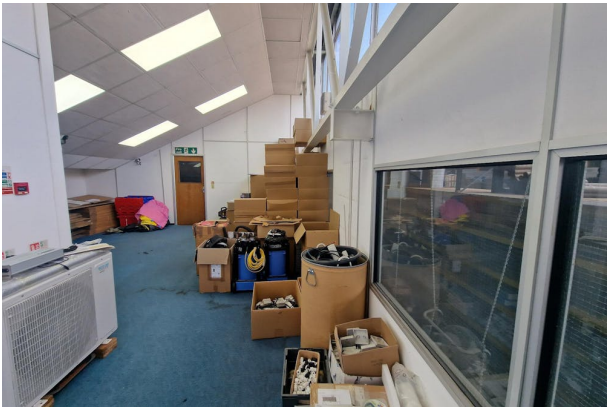
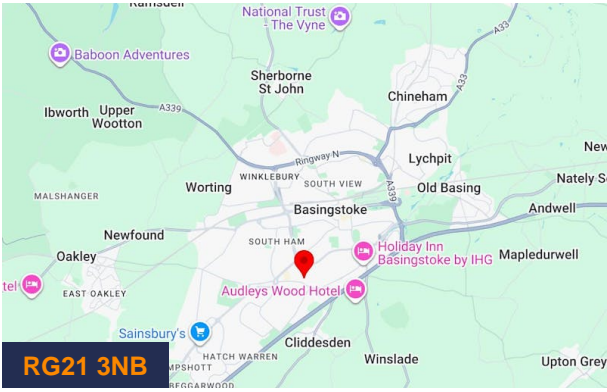
Accommodation

The accommodation comprises the following floor areas:

Name	sq ft	sq m	Availability
Ground - Warehouse, office and WC's	4,372	406.17	Available
1st - Office/kitchen	962	89.37	Available
Mezzanine - Lightweight storage	124	11.52	Available
Total	5,458	507.06	

Terms

A new fully repairing and insuring lease for a term to be agreed.



Viewing & Further Information



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