



Units 10 & 12

Moniton Trading Estate, West Ham Lane, Basingstoke, RG22 6NQ

Industrial Unit to Let in Prominent Location

7,196 sq ft

(668.53 sq m)

- Five Electrically Operated Up-and-over Loading Doors
- Minimum Eaves Height - 4.1m
- Generous Gated Yard
- Three Phase Power Supply
- Can be split into 2 units, subject to Landlord approval
- Nearby Occupiers Include Merityre, Blue Peter Garage, Ripton Windows and Multi Trades Training Limited.
- Without Prejudice

Summary

Available Size	7,196 sq ft
Rent	£14 per sq ft
Rates Payable	£22,455 per annum
Rateable Value	£45,000
Legal Fees	Each party to bear their own costs
EPC Rating	B (39)

Description

The property comprises 2 industrial / warehouse units both previously occupied by one tenant, with 4 car parking spaces, and a secure gated yard accessible either via the units, or the rear of the estate.

The units are of steel portal frame construction with a rendered frontage, double-glazed windows and pitched, profile metal clad roof with translucent skylights. The properties benefit from both having access to individual concrete surfaced gated yards, and between the two units there are a total of 5 up-and-over electrically operated loading doors and both units have a minimum eaves height of 4.1m.

Internally, Unit 10 is configured as warehousing offices, a kitchen and reception area. Unit 12 comprises a clear span warehouse with LED lighting.

Location

The property is located at Moniton Trading Estate on West Ham Lane, just off Worting Road, approximately 3 miles west of Basingstoke town centre. Basingstoke's efficient ring road system facilitates easy access to the M3 motorway, Junction 7 approximately 4 miles, and Reading and the M4 (Junction 11) some 19 miles distant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Unit 10	4,112	382.02
Unit - Unit 12	3,084	286.51
Total	7,196	668.53

Terms

A new Full Repairing and Insuring lease is available for terms to be agreed with the Landlord.

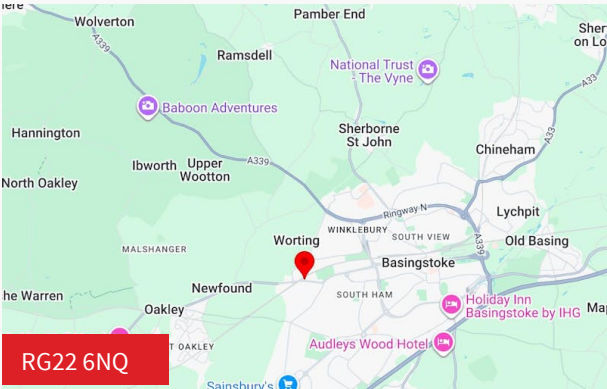
Anti Money Laundering

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.

Legal Costs / VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Edward Rees
01256 462222 | 07818 451040
erees@curchodandco.com

Keith Enters
01256 462222 | 07803 411940
kenters@curchodandco.com

Tom Nurton
01256 462222 | 07741 551255
tnurton@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.)
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