



RARE OPPORTUNITY

Former G4S Building - The Yard

Pelton Road, Basingstoke, RG21 6XD

Highly Secure Yard/Hard standing (0.6 acres) suitable uses include: Plant, Haulage /Coach Operators, Car Storage, Contractors Yard

26,136 sq ft
(2,428.11 sq m)

- Indicative photo following building demolition
- Highly secure, enclosed site
- Automated sliding gates
- Flood lights & power
- Suitable for a wide variety of uses to include plant storage, HGV/Coach park, contractors yard, car storage
- B-46 EPC rating

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Summary

Available Size	26,136 sq ft
Rent	£91,500 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. Our clients are intending to demolish the existing building to create a self-contained site which benefits from a high security provision, to include high electric fencing and substantial electronic metal sliding gates.

Amenities include electricity, water and waste connectivity. The site also includes flood lighting, and provides fast access to the Ring Road and Junction 6 of the M3 motorway.

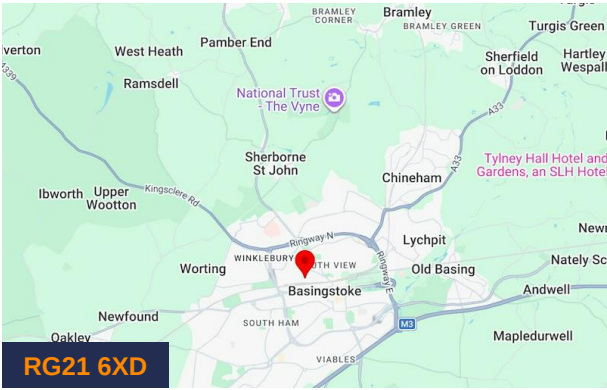
Location

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

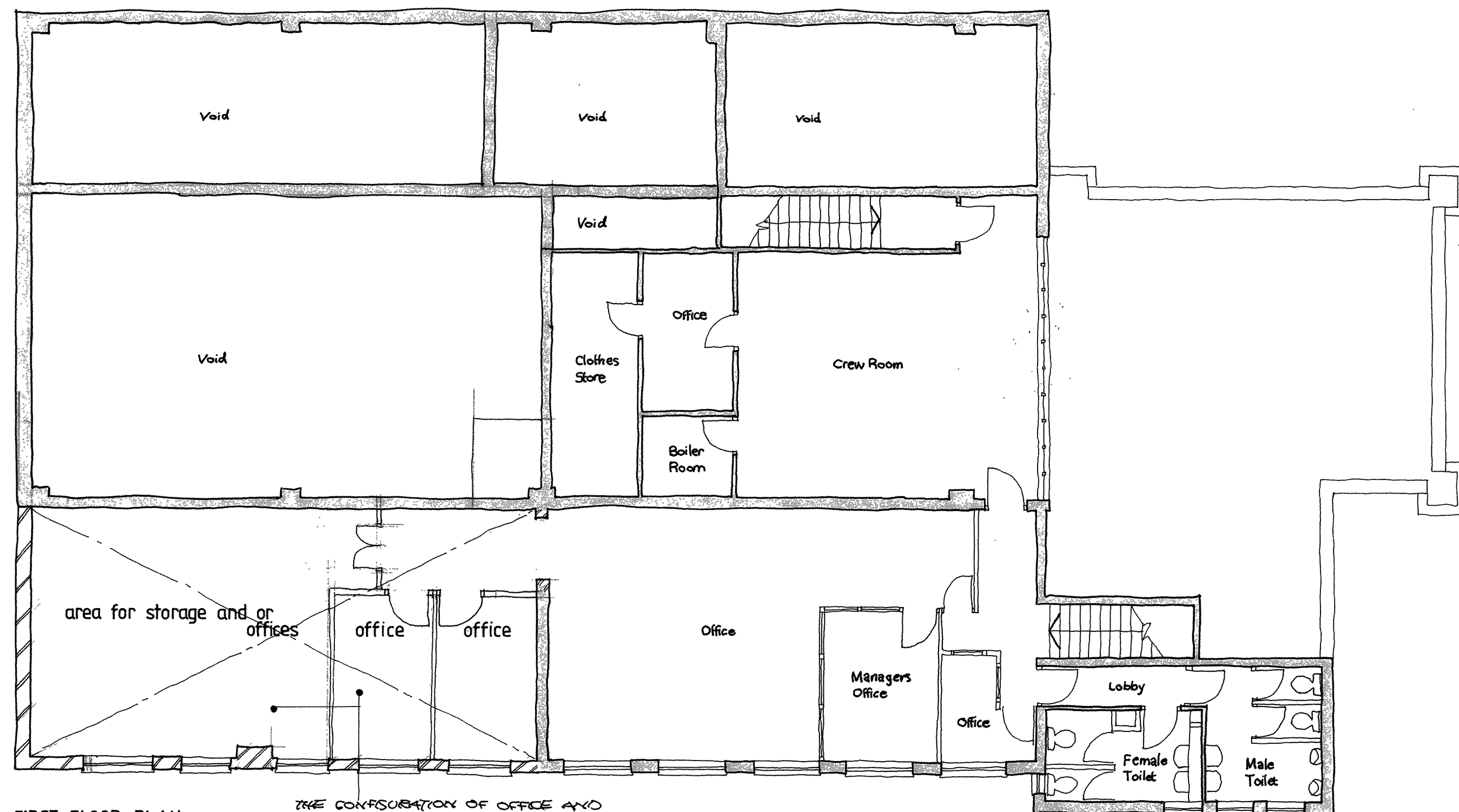


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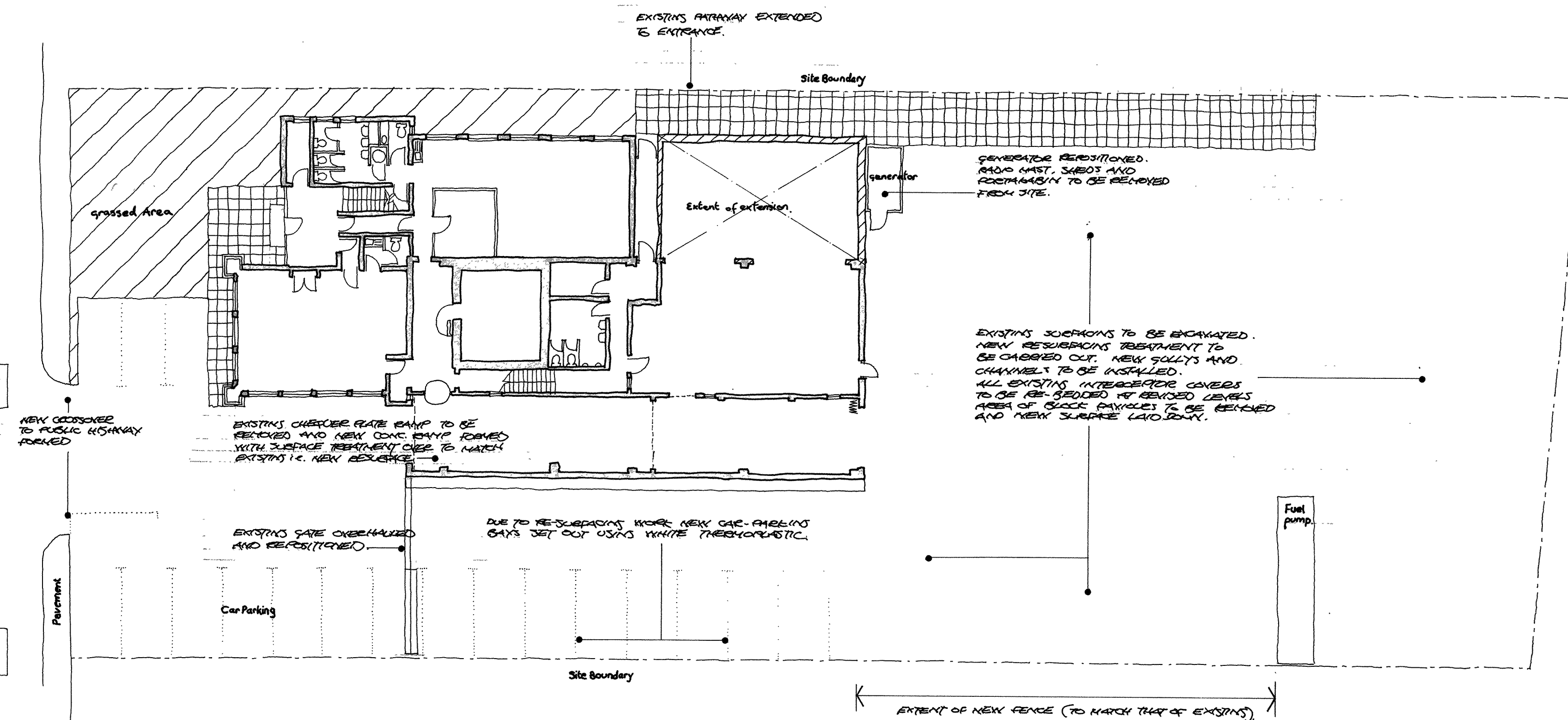
Andy Gibbs
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FIRST FLOOR PLAN
scheme proposal
1:100

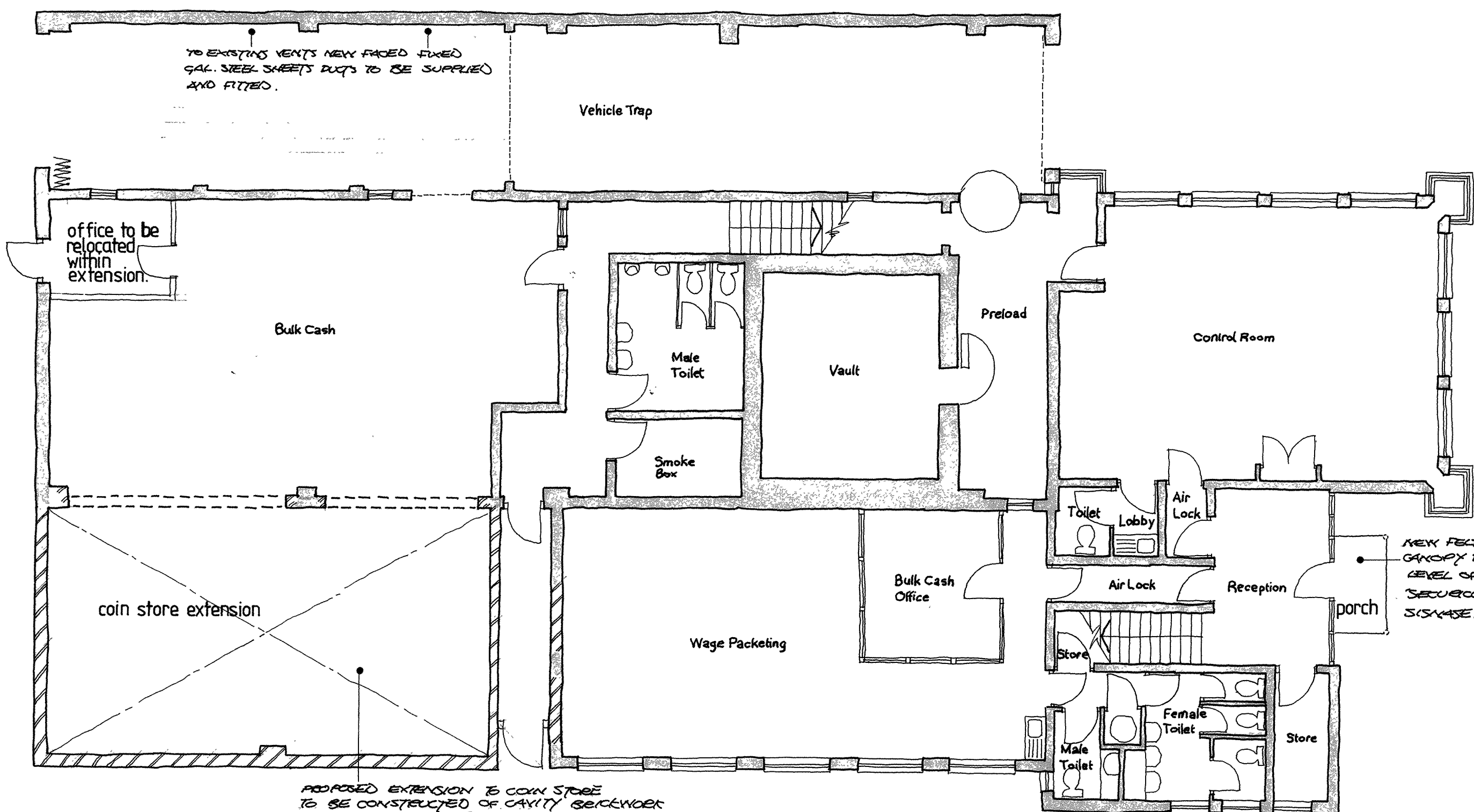
THE CONFIGURATION OF OFFICE AND STORAGE ACCOMMODATION WITHIN THE PROPOSED EXTENSION IS TO BE DELIBERATE. COSTS IN CONNECTION WITH THIS SCHEME ARE BASED ON THE ABOVE.



SITE LAYOUT 1:200
proposed

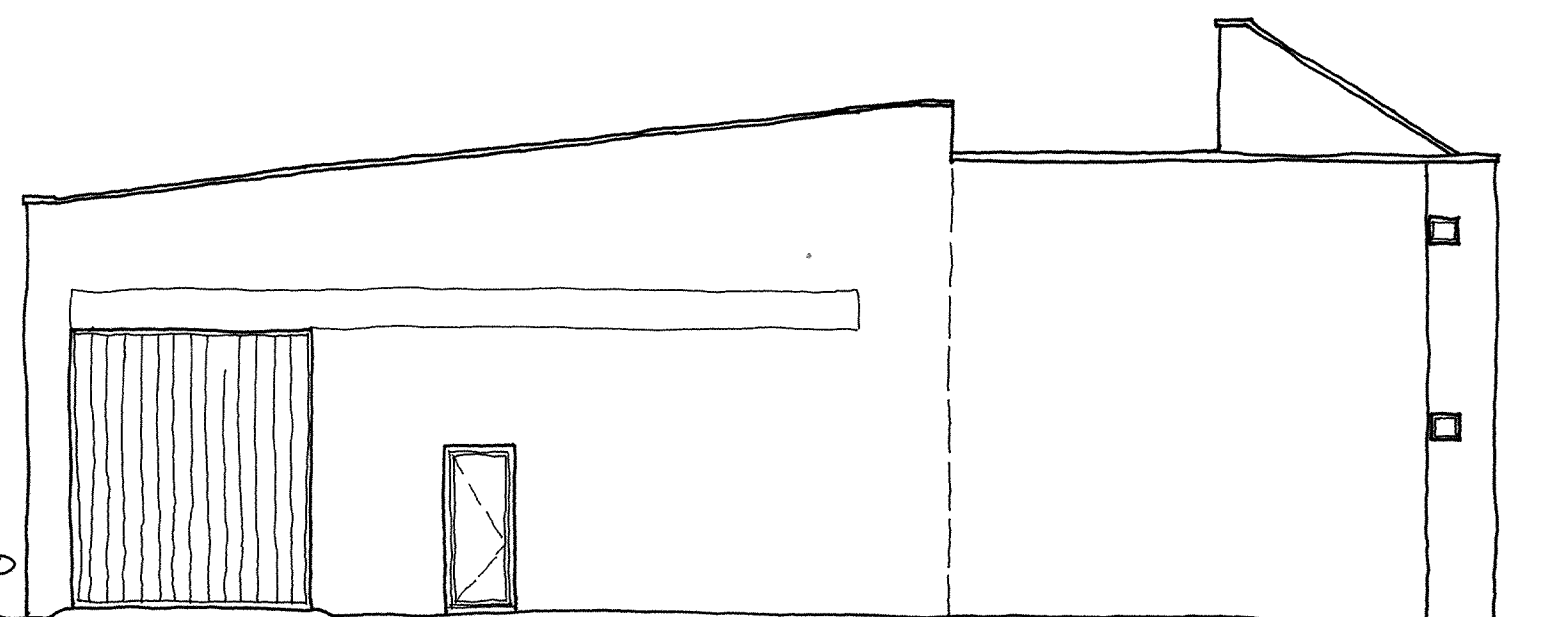


SIDE ELEVATION
proposed
1:100



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 SORTE THE GROUND WITHIN PROPOSED EXTENSION TO BE SAME AS WITHIN WAGE PACKAGING AREA. EXISTING EXTERNAAL DOOR TO BE RE-POSITIONED.



REAR ELEVATION
proposed
1:100

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

