

Unit 4 Horizon, Kingsland Business Park, Basingstoke, RG24 8AH

23,176 sq ft (2,153.12 sq m)

- 8.0m clear height
- 40 kN/m² floor loading
- 5m high sectional loading door
- Purpose built offices
- Dedicated loading yard



Location

Kingsland Business Park is located approximately 2 miles to the north east of Basingstoke town centre and railway station (journey time to London Waterloo approx. 45 mins) and is easily accessed via the A339 northern and eastern ringway. Junction 6 of the M3 is 3 miles distant.

Frequent bus services operate between Chineham Shopping Centre and Basingstoke town centre via Wade Road, the main spine road through Kingsland Business Park.

Description

Unit 4 Horizon is a modern semi-detached industrial / warehouse unit of steel portal frame construction built to a high standard with excellent parking and unloading facilities. The two storey offices include a full height ground floor reception area, perimeter trunking, suspended ceilings with inset lighting.

The warehouse / production area benefits from a clear height to eaves of 8m. A number of electrically operated full height loading door provides efficient access to the dedicated loading yard.

Accommodation

The accommodation comprises of the following

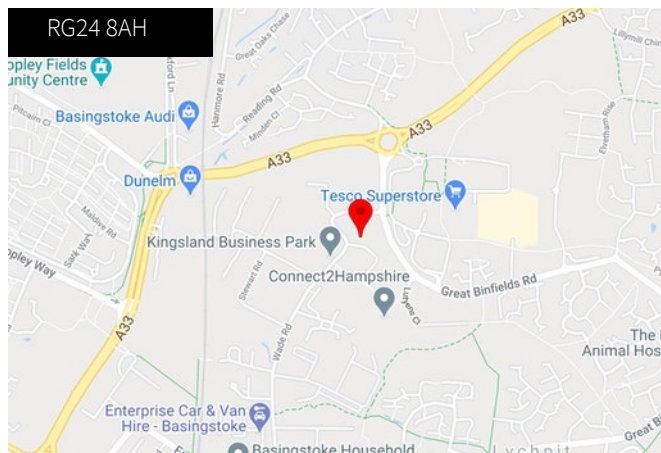
Description	Sq ft	Sq m
Warehouse and offices	23,176	2,153.12
Total	23,176	2,153.12

Specification

- * 8.0m clear height
- * 40 kN/m2 floor loading
- * 5m high sectional loading door
- * Purpose built offices
- * Dedicated loading yard

Terms

A new FRI lease for a term to be agreed is available



EPC

This property has been graded as EPC exempt - EPC has been commissioned, will be available in less than 28 days.

Business Rates

Upon Enquiry

Viewing & Further Information

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