



Units 4, 5, 6 & 7 The Beresford Centre

Wade Road, Basingstoke, RG21 4AH

Laboratory / Storage / Business Units

760 to 3,481 sq ft
(70.61 to 323.40 sq m)

- Fully fitted laboratory in Units 4/5
- 3-phase power apart from Unit 7
- Suitable for a variety of uses
- Shared WC facilities
- Front and rear loading access
- Onsite parking and loading
- Flexible lease terms
- Available immediately

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Summary

Available Size	760 to 3,481 sq ft
Rent	£12 per sq ft
Business Rates	See below
Service Charge	Upon application
EPC Rating	Upon enquiry

Description

The property is a conversion scheme of the Council's former depot and comprises 21 workshop units and 8 offices. Units 4 & 5 are presently fitted out as a laboratory with ancillary storage and office facilities. Amenities include a mixture of floor coverings, suspended ceilings with recessed lighting, kitchen, and break-out area. Unit 6 offers a ground floor workshop with part suspended ceiling incorporating recessed lighting, part full height storage area, lino floor covering, sink unit, plus a maximum height of 4.2m.

Unit 7 offers predominantly open plan workshop / business space with carpeting throughout, kitchen, 2.7m maximum ceiling height, front loading door 1.7m (w) x 2.7m (h) and suspended ceilings incorporating recessed lighting. Units 4 & 5 along with 6 benefit from a 3-phase power supply. All the units benefit from shared WC facilities plus parking and loading on a first come first served basis.

Location

The Beresford Centre is situated off Wade Road approximately 1½ miles from Basingstoke town centre and junction 6 of the M3 motorway. The mainline railway station is approximately 5 minutes away by car along with frequent bus services running to and from Wade Road which is the main arterial route through the Daneshill and Kingsland Industrial Estates

Accommodation

Name	sq ft	sq m	Availability
Unit - 4 & 5 - Workshop / Laboratory	1,899	176.42	Available
Unit - 6 - Workshop / Storage Space	760	70.61	Available
Unit - 7 - Workshop / Business Unit	822	76.37	Available

Rateable Values

Units 4 & 5 - £14,000
Unit 6 - £ 5,600
Unit 7 - £ 6,000

What3Words

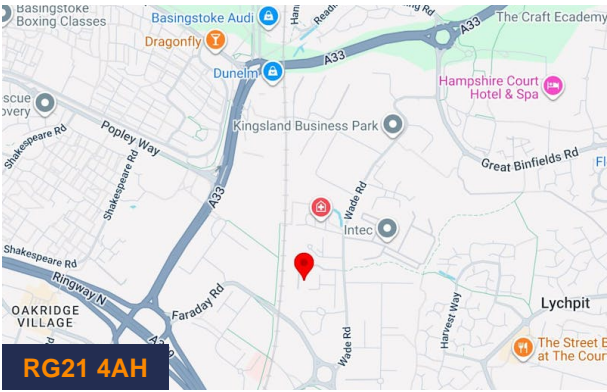
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EPC

Units 4 & 5 - D-94
Unit 6 - D-89
Unit 7 - C-75

Terms

All units offered on an internal repairing and insuring basis for a term by negotiation.



Viewing & Further Information



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