

**SECURE AND GATED YARD**

Unit 1 The Rutherford Centre

Rutherford Road, Basingstoke, RG24 8PB

INDUSTRIAL/WAREHOUSE UNIT WITH PART 1ST FLOOR OFFICE AND STORAGE MEZZANINE

4,621 sq ft
(429.30 sq m)

- Palisade fence and gated yard
- J6 M3 motorway 1.5 miles
- Adjacent to Ring Road system
- Loading door 3.8m(W) x 4.2m(H)
- 3 phase LED lights
- Good proportion of 1st floor offices
- Modern kitchen/breakout
- Storage mezzanine

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Summary

Available Size	4,621 sq ft
Rent	£40,845 per annum
Business Rates	N/A
Service Charge	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	D (100)

Description

The accommodation comprises a terraced unit of steel frame construction with brick elevations under a pitched roof. The property has a mezzanine storage floor over part of it with the remainder fitted as offices, with LED lights, fitted kitchen and WC's. Externally there is a fully self contained and secure yard.

Location

Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail 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 new highly acclaimed Festival Place shopping centre.

The Rutherford Centre, constructed in the mid 1980s, is located within the Daneshill Industrial Estate area to the northeast of Basingstoke and comprises a modern terrace of 10 warehouse/industrial units. The development is within one minute's drive of the ring road and the A33 Basingstoke to Reading Road, and about 1½ miles to Junction 6 of the M3 motorway.

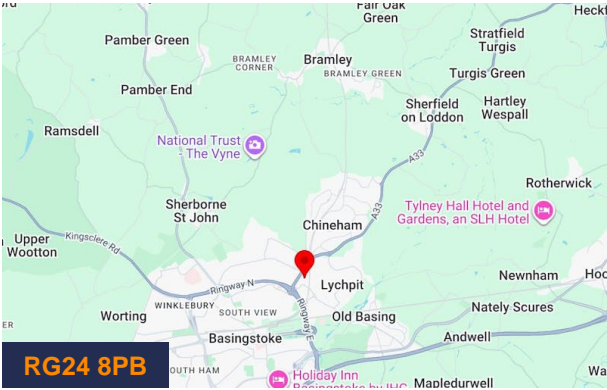
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,510	233.19	Available
1st - Office	1,044	96.99	Available
Mezzanine - Storage	1,067	99.13	Available
Total	4,621	429.31	

Terms

Lease for assignment up until expiry (23rd January 2030).



Viewing & Further Information



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