



**bdt**

**TO LET**



## **Unit 2 The Rutherford Centre**

Rutherford Road, Basingstoke, RG24 8PB

**FULL HYBRID (50:50)  
INDUSTRIAL/WAREHOUSE  
UNIT WITH FULL COVER  
1ST FLOOR OFFICE**

**2,813 sq ft  
(261.34 sq m)**

- 1st floor 'full cover' offices
- J6 M3 motorway 1.5 miles
- Adjacent to Ring Road system
- Loading doors 3.8m(W) x 4.2m(H)
- 3 phase power, LED lighting
- Secure and gated site

01256 840777

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# Unit 2 The Rutherford Centre, Rutherford Road, Basingstoke, RG24 8PB

## Summary

Available Size	2,813 sq ft
Rent	£24,750 per annum
Business Rates	To be assessed
Service Charge	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	D (81)

## Description

The accommodation comprises a terraced unit of steel frame construction with brick elevations under a pitched roof. The property comprises a rare Hybrid 50:50 unit providing ground floor warehousing and 1st floor offices (on a full cover mezzanine). Particular amenities include LED lighting to the warehouse and offices together with staff WCs and kitchen facilities.

## 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.

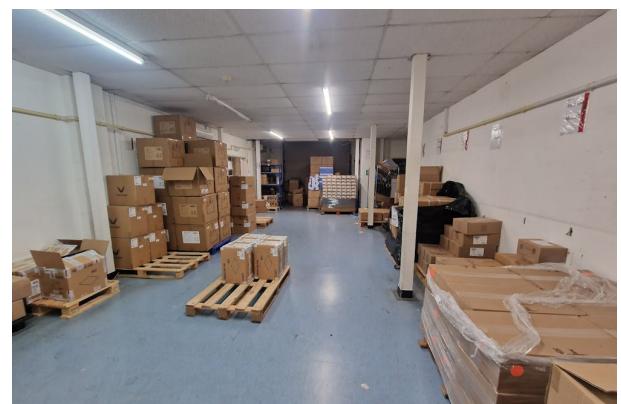
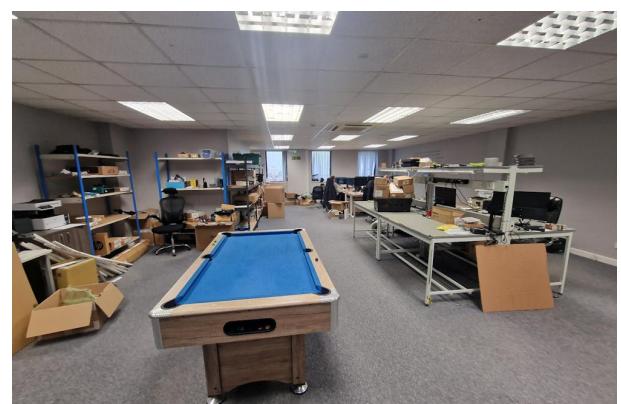
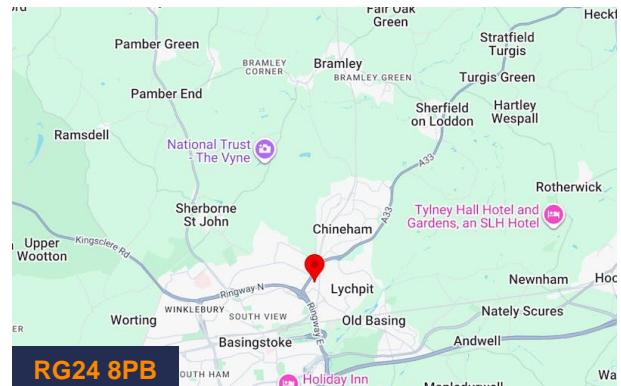
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,396	129.69	Available
1st - Office	1,417	131.64	Available
<b>Total</b>	<b>2,813</b>	<b>261.33</b>	

## Terms

A new sub under lease for a term up until expiry (23rd January 2030).



## Viewing & Further Information



**Russell Ware**

01256 840777 | 07747 846422

Russell.Ware@bdt.uk.com



**Andy Gibbs**

01256 840777 | 07766 951719

andy.gibbs@bdt.uk.com

