

Industrial To Let

CBRE

UNITY HOUSE

Telford Road, Basingstoke, RG21 6YJ

144,310 SQ FT



- Excellent Road Connectivity
Situated Adjacent to the A339
- 14m Clear Eaves Height
- 9 Dock Level Loading Doors
- 2 Level Access Loading Doors
- 50m Yard Depth
- Immediately Available



Location

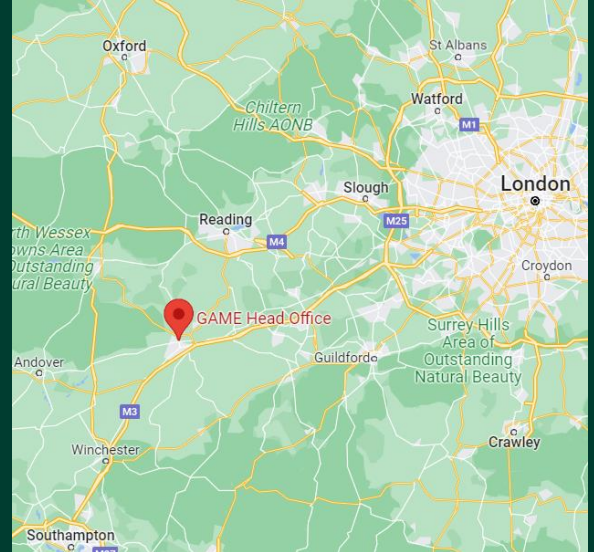
The Property is located in Basingstoke's main industrial area, situated 30 miles north-east of Southampton and 48 miles south-west of London.

The Property is situated within the Houndmills Industrial Estate area, Basingstoke's main industrial centre. The estate is located to the west of Basingstoke Town Centre, with access to the A339 and A33 dual carriageways providing links to the M3 & M4. Nearby Basingstoke Train Station has journey times to London Waterloo of approximately 40 minutes, and Southampton Central 30 mins.

Description

The property comprises a well specified modern distribution warehouse of steel portal frame, with adjoining two-storey office accommodation. Key specification includes:

- Internal clear eaves height of 14 metres
- 9 dock level loading doors (6m high x 4m wide)
- 2 level access loading doors (3.6m high x 2.7m wide)
- Secure service yard with up to 50m depth
- Fitted offices set around a central courtyard, with LED lighting, suspended ceilings, raised floors, comfort cooling/heating system and WCs.
- Large secure site extending 7.88 acres
- 239 car parking spaces



Terms/Rent

Available by way of assignment.
Lease Expiry 6th October 2033

Rent: £10.00 per sq ft

EPC

EPC available on request

Contact

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Viewing and further information

Strictly by prior arrangement with the sole agents

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