

# TO LET

## 22,131 sq. ft.

### Unit C Logistics City, Houndmills Road, Basingstoke, RG21 6XL



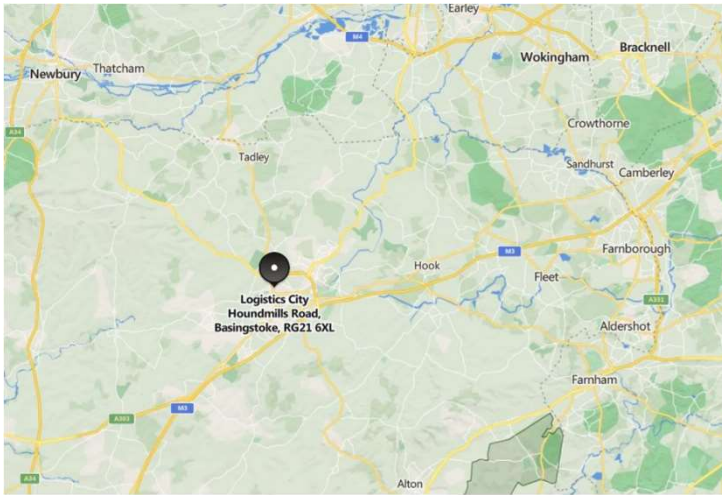
**BNP PARIBAS  
REAL ESTATE**



## SUMMARY

- ✓ Modern detached industrial / warehouse
- ✓ 7.9m eaves height
- ✓ 2 level access loading doors
- ✓ Large secure Yard & parking provision
- ✓ Excellent road and rail connections
- ✓ 3 phase power
- ✓ Fully fitted offices
- ✓ Disabled WC, shower facility & passenger lift

## LOCATION



Basingstoke is a major commercial centre located 45 miles to the south west of London. The site is strategically located on Houndmills Industrial Estate, providing easy access to the Ring Road and in turn, convenient access to the M3 motorway via junction 6 (3 miles) and junction 7 (5.6 miles) distant.

Basingstoke rail station provides regular services into London Waterloo (approximate journey time 45 minutes).

## DESCRIPTION

Unit C Logistics City comprises a modern detached and self contained warehouse unit. Fully fitted offices are provided at first floor.

## SPECIFICATION

- 7.9m eaves height
- 2 electrically operated up and over loading doors
- Large secure fenced yard
- Ample parking provision
- 3 phase power supply
- Open plan warehouse space
- First floor fitted offices
- Disabled WC, shower and passenger lift

## ACCOMMODATION (G.I.A)

All areas are approximate.

Description	Sq. M.	Sq. Ft.
GROUND FLOOR WAREHOUSE / ANCILLARY	1,560	16,792
OFFICES	496	5,339
<b>TOTAL</b>	<b>2,056</b>	<b>22,131</b>

## TERMS

The premises are available by way of an assignment or sub-letting of an existing lease expiring 24<sup>th</sup> June 2025.

A new lease may be available via separate negotiation directly with the landlord.

## RENT

The current rent passing is £246,025 pax.

## RATES

Interested parties should make their own enquiries with Basingstoke & Deane Borough Council.

## VAT

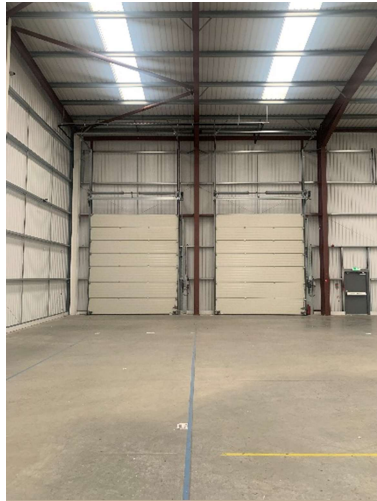
VAT will be payable where applicable.

## EPC

A (17)

## LEGAL COSTS

Each party to bear their own costs incurred in this transaction.



## CONTACTS

For more information and to arrange a viewing please contact:

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## LONDON CITY

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