



## Armstrong Road, Basingstoke, RG24 8NU Offers In Excess Of £600,000



**\*\*CASH BUYERS ONLY - LARGE WAREHOUSE WITH GREAT POTENTIAL IN BASINGSTOKE - OVER 10,000SqFt – IDEAL FOR INVESTOR AND OCCUPIERS\*\***

OC Commercial is delighted to present this rare opportunity to purchase a unit that offers ample office space and a large warehouse facility, with a substantial yard that is gated, and fitted with an Access Control system. Further benefits include an additional extension at the rear of the building, providing further storage.

Part of the Daneshill estate, the Property is situated at the junction of Armstrong Road and Swing Swang Lane, with easy access to Junctions 6 and 7 of the M3 Motorway. There is also frequent rail service to London Waterloo (approx. 45 minutes).

Due to the size of the unit, there is potential to harness free renewable energy simply by adding solar panels to the roof space. Factories and warehouses are bringing their energy costs down by producing their own free electricity on-site.

FULL NAME OF FREEHOLDER: Basingstoke and Dean Borough Council  
YEARS REMAINING ON LEASE: 48 years / auto-renewing at the end of lease

SERVICE CHARGE: None

GROUND RENT: Current £41,000/- yearly

Reviews every 20 years

BUSINESS RATES

25600/- yearly

CURRENT RENT BEING: About 43500/- tenants (a combination of rented parking space and Gym: option to serve a 3-month notice). Potential earnings approximately £130k p/a if fully rented

- CASH BUYERS ONLY
- PRIME LOCATION
- GREAT INVESTMENT
- 7 OFFICE SPACES
- 5 DESIGNATED STORAGE AREAS
- DANESHILL INDUSTRIAL ESTATE
- OVER 10,000SqFt

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888

if you wish to arrange a viewing appointment for this property or require further information.



**Vyas House, Armstrong Road, Basingstoke, RG24**  
 Approx. Gross Internal Area = 958.0sqm / 10311.8sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

**Energy Efficiency Rating**

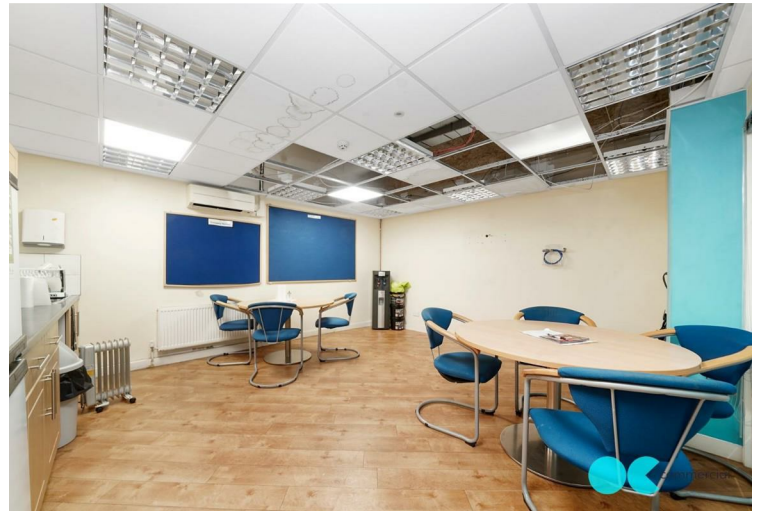
Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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