



Unit 9 Vickers Business Centre

Priestley Road, Basingstoke, RG24 9NP

Industrial Building

1,044 sq ft
(96.99 sq m)

- Close proximity to Ring Road & M3, J6
- New Flexible Lease Terms
- Excellent loading via 2 loading doors
- Good sized yard / parking area
- 3 phase electricity (not tested)
- Managed Business Centre
- 8.4 m height
- Onsite café / facilities

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Summary

Available Size	1,044 sq ft
Rent	£16 per sq ft
Rateable Value	£11,500
Service Charge	£960.48 per annum plus VAT
Legal Fees	Each party to bear their own costs
Estate Charge	Awaited
EPC Rating	C (70)

Description

Vickers Business Centre is a well managed Business Centre, with a mix of serviced offices known as Vickers House, Century House & Millennium House. To the rear of the site comprises a mixture of modern and older style industrial units of varying sizes.

Unit 9 comprises a small industrial / warehouse unit constructed of brick elevations under a profile metal roof.

There is an area to the rear which provides a generous yard / hardstanding and suitable for skips / car parking.

Loading is provided via roller shutter door at the front or via double doors to the rear.

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 is a major centre for commerce and industry with many national companies located here and it benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 185,000.

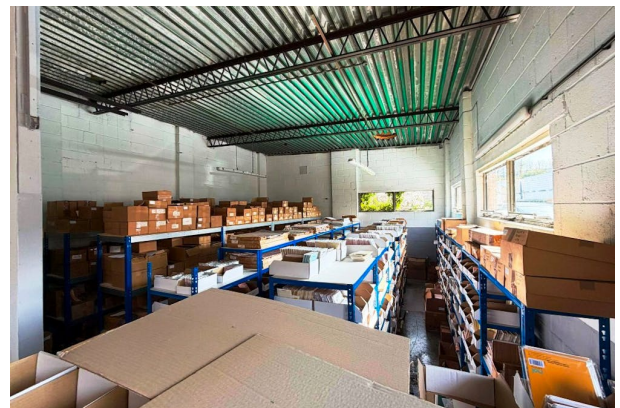
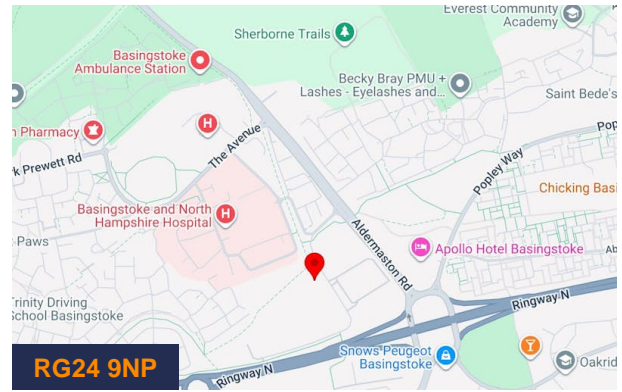
Accommodation

The accommodation comprises the following areas:

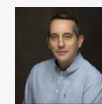
Name	sq ft	sq m	Availability
Unit - Industrial unit / warehouses	1,044	96.99	Available
Total	1,044	96.99	

What 3 Words

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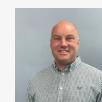


Viewing & Further Information



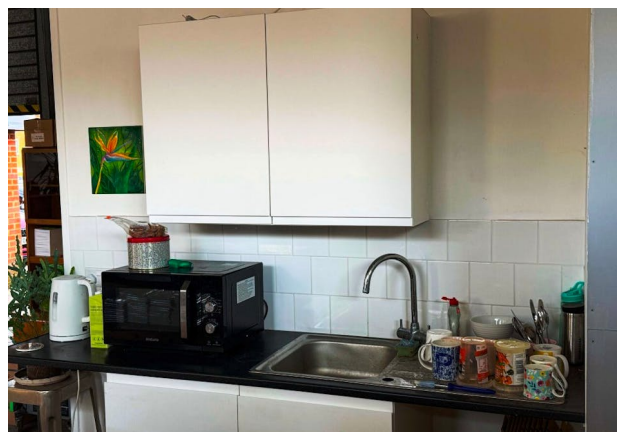
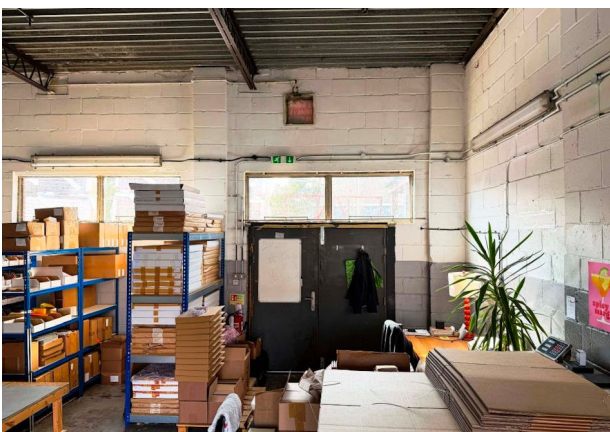
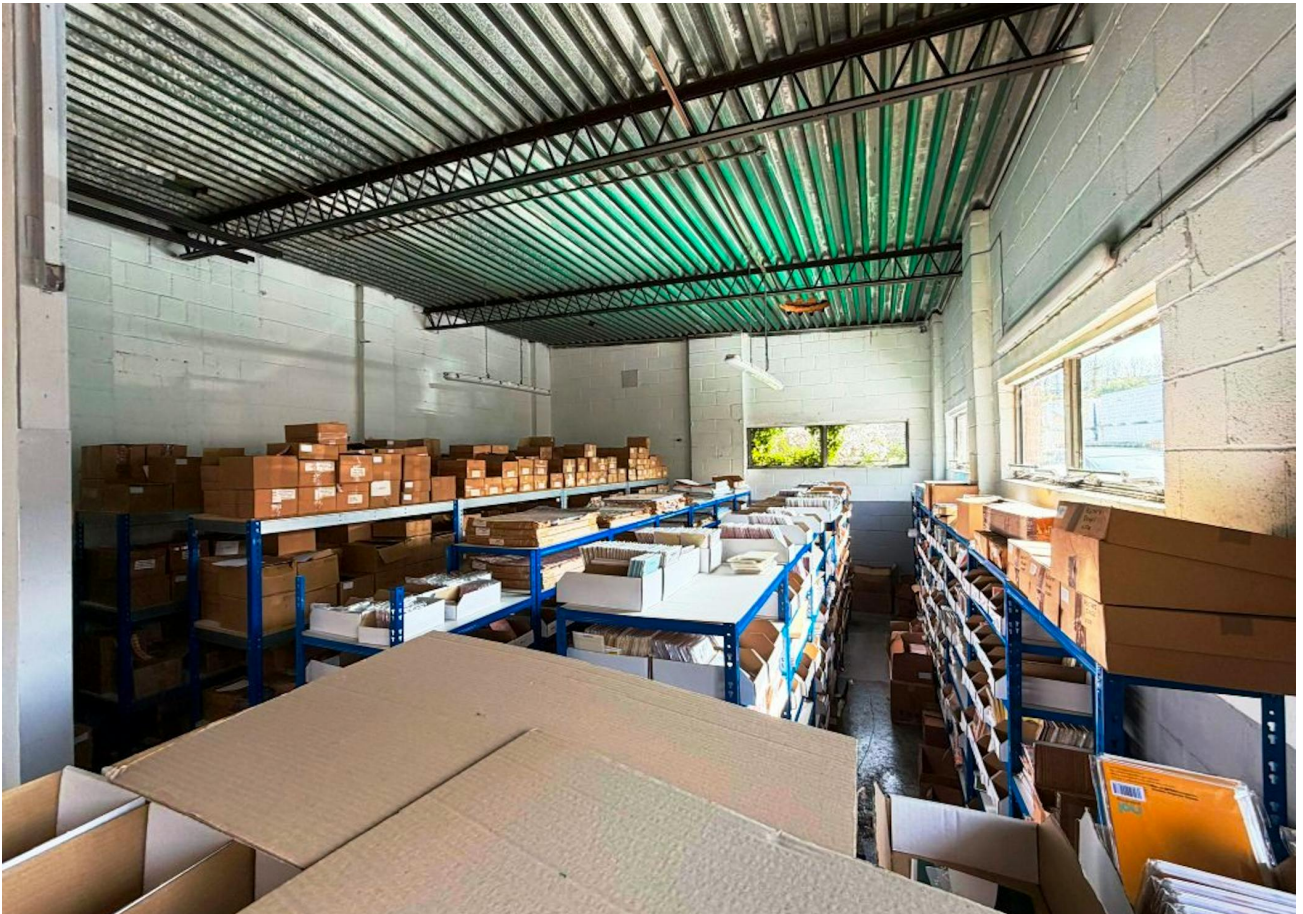
Russell Ware

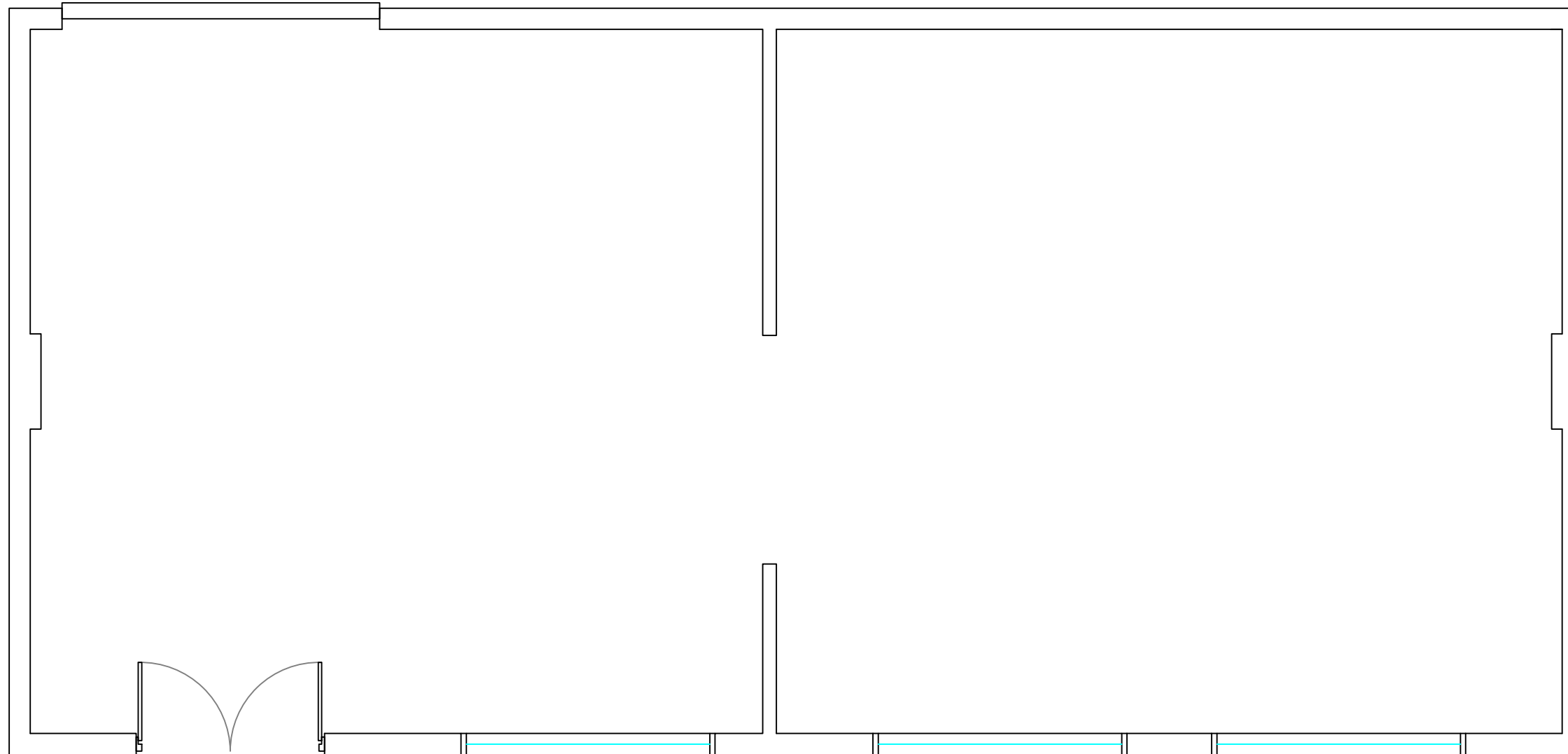
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CLIENT:
Vickers Business Centre

PROJECT:
Unit 9
Vickers Business Centre

DRAWING NO: BSPM-001	REV: -
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DRAWING TITLE:
Ground Floor GA

DATE: Oct '21	SCALE: 1:50@A3
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