



WITHOUT PREJUDICE



Unit A, Hamilton Close

Basingstoke, RG21 6YT

Storage & Distribution Warehouse

5,000 to 9,897 sq ft

(464.52 to 919.46 sq m)

- Property is available via sublease of part
- Electrically Operated Roller Shutter Door Measuring 5.48m (h) x 4.62m (w)
- Three Phase Power Supply
- 6m Minimum Eaves Height
- Good Transport Links to London and South Coast via M3
- Nearby Occupiers Include Berry Bros & Rudd, SCS and Bidfood
- Onsite Parking
- Subject To Contract

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Summary

Available Size	5,000 to 9,897 sq ft
Rent	Rent on application
Business Rates	To be confirmed
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

Description

Unit A Hamilton Close, is an industrial warehouse property of steel portal frame construction which comprises a concrete floor, parking, a loading bay and three phase power supply. Part of the main warehouse space is available by way of sublease. There are offices with a kitchenette included within the demise which can be converted effectively to create a separate entrance to the unit, subject to landlord consent.

Location

The property is strategically located in Houndmills Industrial Estate, approximately 1.2 miles northwest of Basingstoke Town Centre and in close proximity to the mainline railway station, which has direct links to London Waterloo. Basingstoke benefits from being easily accessible from the M3 motorway, via junctions 6 & 7, which provides good links to not only London but also the regional cities of Winchester and Southampton, and the West Country too.

Viewings

All viewings to be arranged in advance with Curchod & Co.

Terms

The property is available by way of sublease for a term which is to be agreed, and will be outside the security of tenure provisions within the Landlord & Tenant Act 1954.

The lease is currently being renewed for a new lease term starting 30th April 2025

(Subject to contract & without prejudice).

For further information please contact the sole agents.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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