



## Unit 3 Tyson Park

Crockford Lane, Chineham, Basingstoke, RG24 8BY

### Industrial / Warehouse Unit

**29,086 sq ft**  
(2,702.18 sq m)

- Open plan warehouse area with ancilliary offices
- 3 loading doors
- 8m clear internal height
- 37.5 kN/m<sup>2</sup> floor loading
- LED lighting
- Passenger lift plus WC & shower facilities
- Fenced and gated yard with 30m depth
- 62 car parking spaces

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## Summary

<b>Available Size</b>	29,086 sq ft
<b>Rent</b>	£12.50 per sq ft
<b>Rateable Value</b>	£352,500
<b>Service Charge</b>	£0.75 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (47)

## Description

Unit 3 Tyson Park comprises a detached, modern warehouse / industrial unit constructed in 2020. The property is of steel portal frame with insulated metal clad elevations and roof which incorporates translucent light panels. The premises comprise mainly an open plan warehouse area with ground floor offices within the original undercroft plus a 1st floor open plan space. Amenities include 3 loading doors (3.9m W x 4.9 m H), 8.17m clear minimum internal eaves height, rising to 9.7m maximum, 37.5 kN/m<sup>2</sup> floor loading, LED lighting, passenger lift plus WC and shower facilities. Externally, the property offers a fenced and gated yard with 30m depth providing loading and car parking facilities. Additional parking is provided at the front of the building with a total of 62 car parking spaces on site.

## Location

Tyson Park comprises a development of 3 modern, high quality units located off Crockford Lane in Chineham, less than 10 minutes from Basingstoke Town Centre. The A33 Reading Road and the town's Ring Road combine to offer swift access to the M3 and M4 motorways in approximately 6 and 20 minutes respectively. The Town Centre and Railway Station also easily accessible with amenities on site at Chineham Park including a Bistro, Coffee Shop, Gym and Day Nursery.

Basingstoke is a major centre for commerce and industry with a Borough population of approximately 185,000. The town lies approximately 45 miles southwest of London, adjacent to Junction 6 & 7 of the M3 motorway. There is a frequent rail service to London Waterloo with the fastest journey timetabled at 45 minutes. What 3 Words: ///rural.summit.pulse

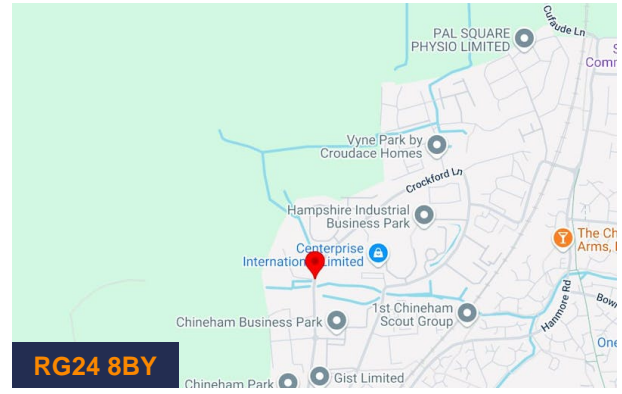
## Accommodation

We can confirm the following gross external areas:

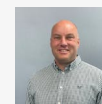
Name	sq ft	sq m	Availability
Ground - Warehouse / Industrial	25,817	2,398.48	Available
1st - Office	3,269	303.70	Available
<b>Total</b>	<b>29,086</b>	<b>2,702.18</b>	

## Terms

The property is held on a 10 year FRI lease expiring on 7th March 2032 which incorporates a tenant only break on the 7th March 2027. The property is available by way of subletting, assignment or potentially a surrender and regrant subject to the landlord's consent. Further details upon request.

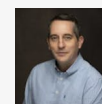


## Viewing & Further Information



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