



**41-45 Essex Road**  
Basingstoke, RG21 7TB

**ECONOMICAL CLASS E  
WORKSHOP/OFFICES/STORES**

**600 to 781 sq ft**  
(55.74 to 72.56 sq m)

- Competitive Rents
- Qualifies for Small Business Rates Relief
- Close to Town Centre
- 2 Car Spaces Per Unit

# 41-45 Essex Road, Basingstoke, RG21 7TB

## Summary

<b>Available Size</b>	600 to 781 sq ft
<b>Rent</b>	£7,200 - £7,500 per annum
<b>Business Rates</b>	See below
<b>Service Charge</b>	See below
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E

## Description

The property comprises an old dairy which has been converted into offices and stores/workshops. Unit 14/15 conversion comprises a suite on the first floor which is divided into 2 rooms with a high ceiling.

Unit 2 comprises a unit on the ground floor which has its own private entrance, and is currently separated into two areas which benefit from suspended ceilings and fluorescent lighting.

There are kitchenettes and wc's in the common parts which are for shared use by the tenants. Externally, there is car parking with 2 designated spaces for each unit.

## 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, with a Borough population of approximately 180,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

41-45 Essex Road is located to the west of the town centre off Worting Road and therefore can be easily accessed. There is also good access to the amenities of Festival Place, as well as to the M3 motorway, both at Junction 6 and Junction 7.

## Accommodation

The accommodation comprises the following areas:

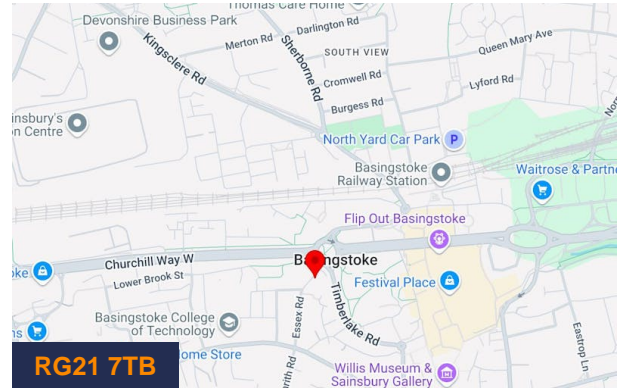
Name	Size	Rent	Rates Payable	Service charge
Unit - 2	600 sq ft	£7,200 /annum	£2,300 /annum	£1,300 /annum
Unit - 14/15	781 sq ft	£7,500 /annum	£4,600 /annum	£1,600 /annum

## Terms

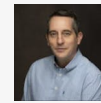
New leases for a term by arrangement, subject to landlord's option to determine upon 6 months notice from June 2026 onwards. The leases are to be contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

## Viewings

Strictly by appointment through the agents.



## Viewing & Further Information



**Russell Ware**

01256 840777 | 07747 846422

Russell.Ware@bdt.uk.com