



## 2 Chineham Point

Crockford Lane, Basingstoke, RG24 8NA

### Prominent 2 Storey Hi-Tech / Industrial Unit with 1st Floor Refurbished Office

**1,796 to 3,639 sq ft**  
(166.85 to 338.07 sq m)

- Rare 50:50 (warehouse:office) business unit
- Electrically operated loading door measuring 3.8m (H) x 3.5m (W)
- Maximum ground floor internal height 4.1M
- Close to the entrance of Chineham Business Park
- Allocated car parking spaces
- Refurbished 1st floor offices

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## Summary

<b>Available Size</b>	1,796 to 3,639 sq ft
<b>Rent</b>	£47,250 per annum
<b>Business Rates</b>	To be reassessed
<b>EPC Rating</b>	D (91)

## Description

Chineham Point provides five, two storey hi-tech business units. The ground floor provides a warehouse/industrial unit with an electrically operated loading door with a maximum internal height of 4.1m. The current tenant has fitted out part of the ground floor to provide a staff welfare / kitchen facility plus a separate private office. The 1st floor has recently been fully refurbished to provide open plan office space together with 2 WC's and capped waste and water, ready for a new Tea point / kitchen to be installed in a suitable location.

## Location

Basingstoke is a major centre for commerce and industry with a Borough population of approximately 185,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Chineham Point is located on Crockford Lane on the approach to Chineham Business Park. The property is approximately 2 miles north east of Basingstoke town centre and has easy access of the A33 Reading Road. The M3 motorway Junction 6 and the M4 Junction 11 are 2 miles and 12 miles distance respectively.

## Accommodation

The accommodation comprises the following GIA areas:

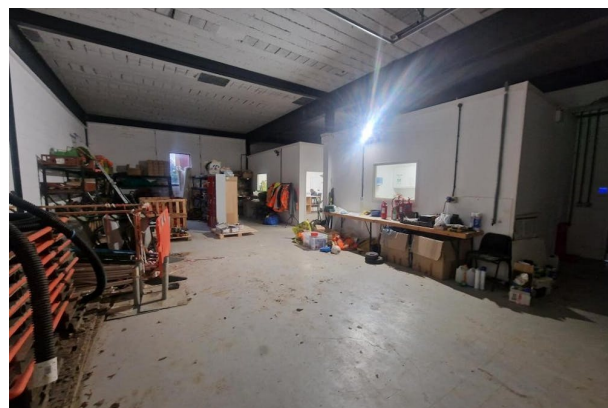
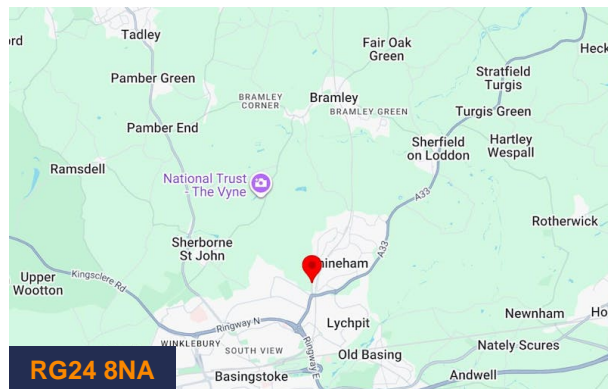
Name	sq ft	sq m	Availability
Ground - Warehouse / Industrial	1,843	171.22	Available
1st - Floor	1,796	166.85	Available
<b>Total</b>	<b>3,639</b>	<b>338.07</b>	

## Viewings

Strictly by appointment through the joint sole agents.

## Terms

A new Fully Repairing and Insuring lease to be granted on a flexible term to be agreed, contracted outside of the Landlord & Tenant Act 1954 (part II) as amended.



## Viewing & Further Information



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