



Western House

Armstrong Road, Daneshill Industrial Estate, Basingstoke, RG24 8QE

INDUSTRIAL/WAREHOUSE PREMISES ON FULLY SECURE SITE

44,654 sq ft
(4,148.49 sq m)

- To be refurbished
- 5 dock level loading doors
- Secure, self contained yard with an extra 20,000 sq ft of handstanding
- Secure fenced site 6-6.5m eaves height
- 1 level loading door
- 3 phase power

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Summary

Available Size	44,654 sq ft
Rent	Rent on application
Rates Payable	£97,920 per annum
Rateable Value	£180,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Western House is due to be refurbished, it will comprise a secure site with a unit with 6-6.5 metre eaves, a self contained yard, with 20,000 sq ft of hard standing, 5 dock level loading doors, 1 level loading door, and 3 phase power.

Location

Western House occupies a 2.2 acre site, prominently situated on Armstrong Road on the Daneshill Industrial Estate. It is approximately 1¼ miles to the north east of Basingstoke town centre. Daneshill enjoys fast road communications to and from the M3 at Junction 6, there is also easy access to the M4 and Reading via the A33.

Accommodation

The accommodation comprises the following areas. There is an additional yard of approximately 20,000 sq ft to the rear of the building.

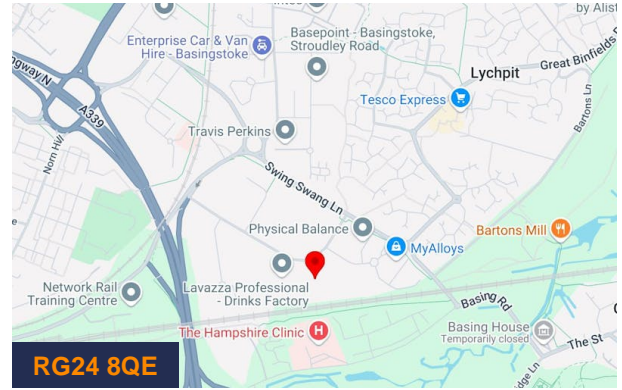
Name	sq ft	sq m	Availability
Ground - Offices	2,782	258.46	Available
1st - Offices	5,115	475.20	Available
Unit - Warehouse Bay 1	17,178	1,595.89	Available
Unit - Warehouse Bay 2	17,164	1,594.59	Available
Unit - Undercroft	2,415	224.36	Available
Total	44,654	4,148.50	

Terms

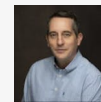
A new lease for a term by arrangement.

Viewings

For viewings please contact the joint sole agents, BDT or Hollis Hockley.



Viewing & Further Information



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