



WAREHOUSE/LIGHT PRODUCTION SPACE

SHORT TERM SUB LEASE ON PART

TO LET

**2,918 SQ FT (271 SQ M) WITH 5 CAR SPACES.
OPTIONAL MEZZANINE PLATFORM OF 800 SQ FT**



**UNIT 4, THE io CENTRE, BRUNEL ROAD, HOUNDMILLS INDUSTRIAL ESTATE, BASINGSTOKE,
RG21 6TZ**

- Ideal overspill storage (or light production) solution.
- Optional mezzanine platform.
- Three phase power supply.
- Fibre connected.
- High level sodium light fittings.
- Concrete load bearing floor.
- Meeting room/board room (6.36 m x 4.27 m).
- Large kitchen area (3.9 m x 4.8 m) with fittings.
- Maximum clear internal height of 7.7 m.
- Up and over electrically operated loading door (5.8 m x 4.0 m).

Unit 4, io Centre, Brunel Road, Houndmills Industrial Estate, Basingstoke, RG21 6TZ

LOCATION:

The io Centre lies on the northern side of Brunel Road, which is one of the arterial roads through the Houndmills Industrial Estate, the location is approximately 1 ½ miles north west of the town centre and railway station. Houndmills is home to a number of local businesses and national brand names. Access from the unit onto the ringway system is achieved within a couple of minutes, thereafter leading to junction 6 on the M3 motorway within a further 3 or 4 minutes.

To view a location plan, please go to www.multimap.com and type in post code RG21 6TZ.

DESCRIPTION:

Unit 4 comprises a combination of 1st floor offices integral to the warehouse premises. Basingstoke Fire Protection Ltd own the unit and wish to retain the offices for their own business purposes, but the warehouse is now surplus to requirements. It shares a ground floor reception lobby but is otherwise self-contained and incorporates its own kitchen, meeting room and mezzanine (if required). It forms one of 8 units on the estate, originally developed in 2006.

The unit is of a modern design with a steel portal frame, blockwork walls to a height of approximately 1.8 m and insulated cladding above. The maximum clear internal height is approximately 7.7 m and a single electronically operated loading door serves the forecourt and parking area. There are 5 car parking bays offered with the available space.

FLOOR AREAS:

The area in question comprises **2,918 sq ft** (271 sq m) measured gross internal, with an additional mezzanine towards the rear comprising 800 sq ft (this can be removed if necessary).

TERMS:

A sub lease is available directly from our Client to expire in January 2021.

- Rent - £8.50 per sq ft (£24,800 per annum). Our client reserves the right to charge an additional (but lower) rent per sq ft on the mezzanine area if this is required by an incoming sub Tenant.
- If preferred, a sub lease can be agreed on fully inclusive terms, to include relevant charges for business rates and other running costs.

EPC:

Pending/being actioned.

RATES:

Approximately £3.75 per sq ft payable per annum.

LEGAL COSTS:

Each party will bear their own legal costs in any transaction.

VIEWING:

Strictly by prior appointment with the sole agents:



Email: richard.thomas@bdt.uk.com

Our ref: RT/dal/io Centre, Unit 4/22.10.18

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Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessor must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.