



Unit 9A Telford Road

Houndmills Industrial Estate, Basingstoke, RG21 6YU

Low cost industrial/warehouse units

10,746 sq ft
(998.34 sq m)

- Superbly accessible location
- Loading doors 3.58 m (w) x 3.08 m (h)
- Eaves height 3.67 m (12' 5")
- Flexible leasing arrangements
- 3 phase power
- Onsite parking

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Summary

Available Size	10,746 sq ft
Rent	£70,000 per annum exclusive
Rateable Value	£85,500
Service Charge	To be confirmed.
Legal Fees	Each party to bear their own costs
EPC Rating	D (47)

Description

Unit 9a comprises an industrial/warehouse unit of single storey, steel frame construction with plastic coated profiled steel cladding above. It benefits from an office with good natural light, which has been divided into an open plan area and a large room.

Location

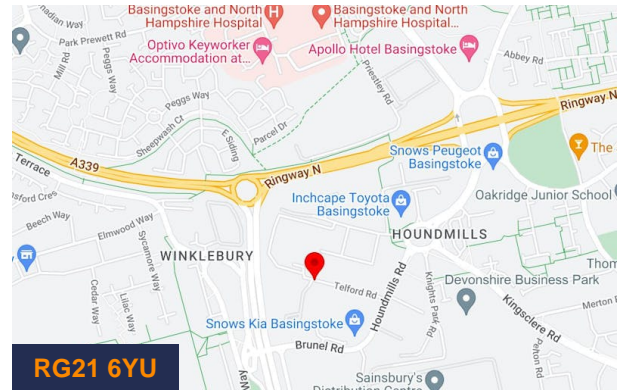
Houndmills Industrial Estate, one of the largest and best established industrial areas in Basingstoke, is situated about one mile north of the town centre. Telford Road is just off Houndmills Road, which via the Houndmills Roundabout provides easy access to the ring road system and Junction 6 of the M3 motorway about 2½ distant.

Terms

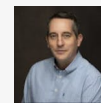
A new lease for a term of 5 years. To be outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, subject to a landlord's break from October 2024 onwards.

Viewings

By prior appointment with the sole agents.



Viewing & Further Information



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