

1 Tyson Park, Basingstoke RG24 8BY



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AVAILABLE TO LET

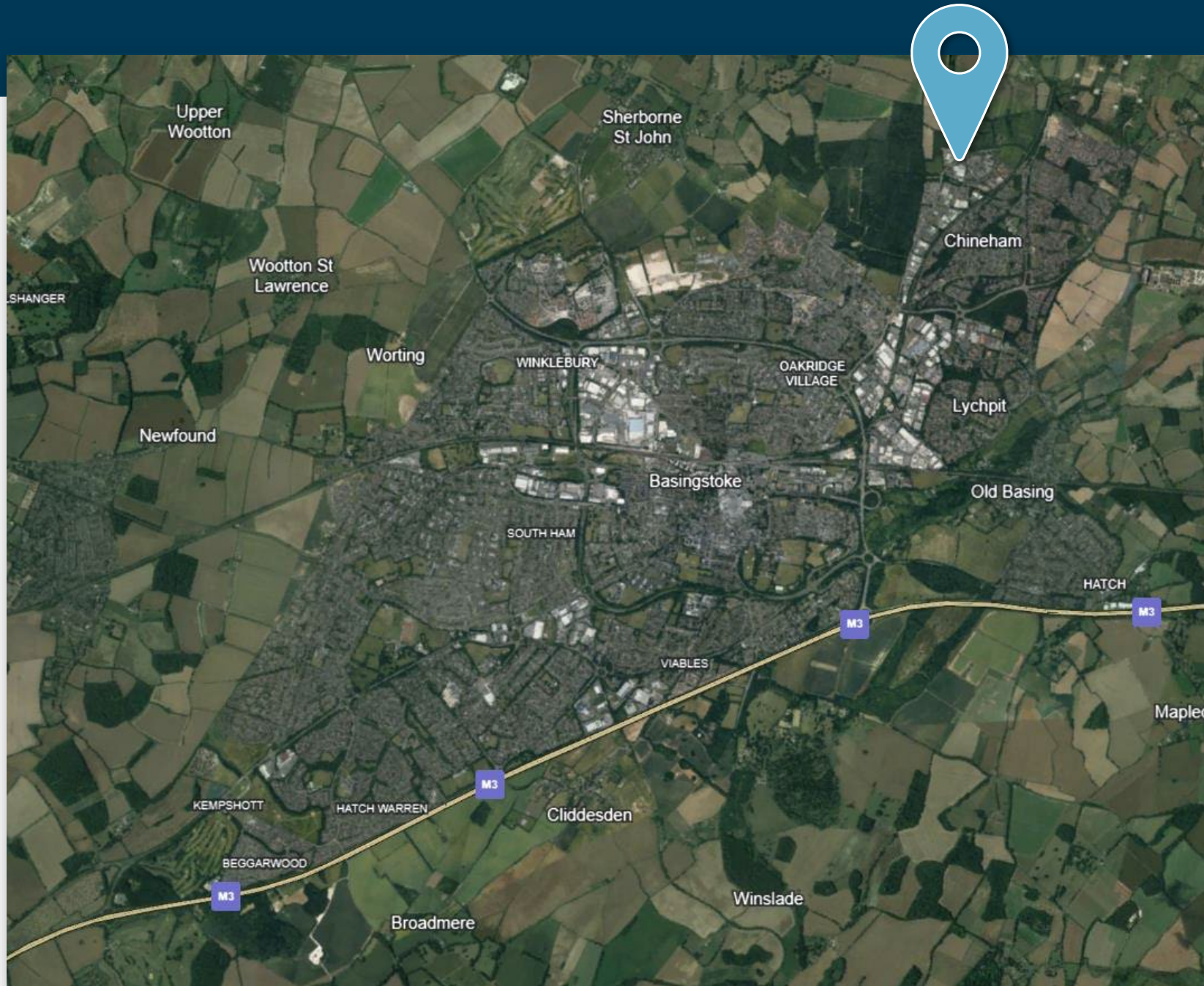
**INCENTIVE PACKAGES
AVAILABLE UPON REQUEST**

- High Quality modern warehouse premises extending to approximately 67,290 sq ft
- Available via assignment or sub-lease
- Low passing rent of £10.75 psf
- Minimum eaves height of 10m
- Large concrete surfaced yard with additional parking
- Ease of access to M3 motorway



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Location

The property is the largest of three modern, high-quality purpose-built industrial warehouse units developed by Canmoor in 2020, and referred to as Tyson Park.

The unit is located on Crockford Lane in Chineham, north Basingstoke, benefitting from excellent road links to the M3 just 3 miles to the south, via the A33/A339. The M3 links to the M25/London to the east, and the M27/Southampton to the south.

This is a long-established commercial district with nearby office, manufacturing and warehouse operators who benefit from the proximity to major A-roads, the M3, and central Basingstoke.

Nearby occupiers include Yusen Logistics, YSD Logistics, Gist Limited, TD Synnex UK and Colt Technology Services.

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Description

The property comprises a high-quality modern warehouse industrial unit developed in 2020. The unit is currently used for manufacturing but would equally suit a storage and distribution operator.

The property is arranged as a double bay and is of steel frame construction with insulated metal clad elevations and roof, incorporating translucent panels.

The current tenant has installed hot air gas blowers providing heating to the warehouse, and an 'over-sized' loading door to the rear elevation. The property benefits from four dock-level loading doors onto a large concrete-surfaced secure rear yard.



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Tenancy Details

- Let by way of a 10-year lease expiring 24th November 2030
- Low passing rent of £10.75 psf (exc. Mezzanine)
- Open Market Rent Review 25 November 2025
- Tenant break option 25 November 2027 (subject to break penalty of £203,870)
- Available by way of Assignment or Sub-Lease of the whole
- **Attractive Tenant Incentive Packages available upon application.**

Accommodation

FLOOR	USE	SQ M	SQ FT
GROUND	WAREHOUSE	4,238.77	45,626
MEZZANINE*	WAREHOUSE	937.59	10,092
GROUND	OFFICE	537.56	5,786
FIRST	OFFICE	537.56	5,786
TOTALS	WAREHOUSE	5,176.36	55,718
TOTALS	OFFICE	1,075.12	11,572
TOTALS	WHOLE BUILDING	6,251.48	67,290

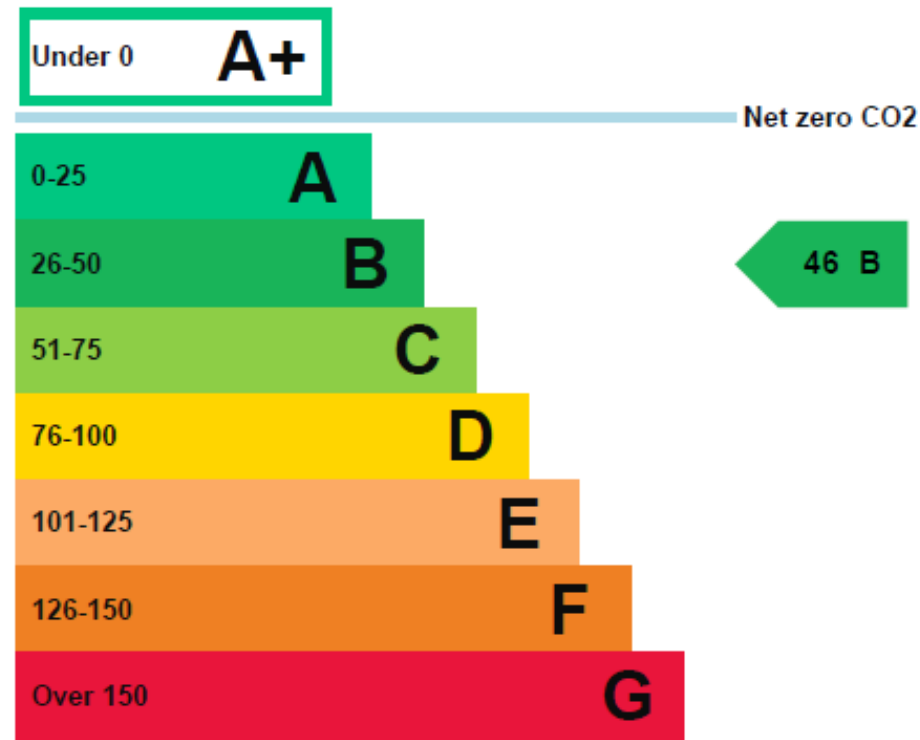
*Fit out works of current tenant

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Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Permitted Use

The lease provides for any use that falls within Classes B1(c), B2 or B8 save for the use of refrigerated storage.

Rates

The property's Rateable Value is £600,000 per annum. Rates payable are £327,600 per annum assuming 0.546 UBR.

Service

We understand that the property is connected to mains electricity, gas, water and drainage.

EPC

The unit has an EPC rating of B46 and is valid until 25 June 2030.

Terms

The property is available by way of Assignment or Sub-Lease of the whole.

Tenant packages available upon request.

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Tyson Park Development



Warehouse



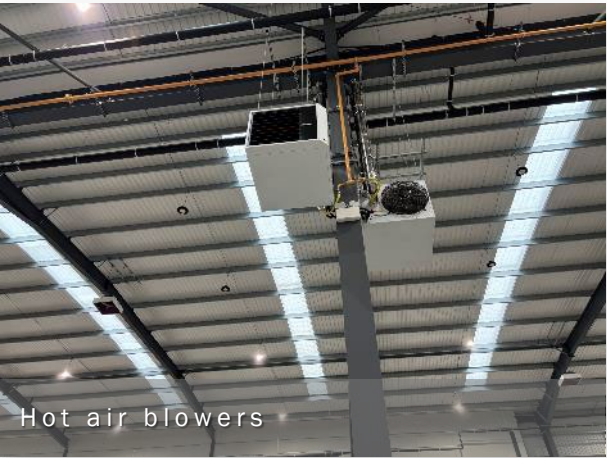
Warehouse



Mezzanine



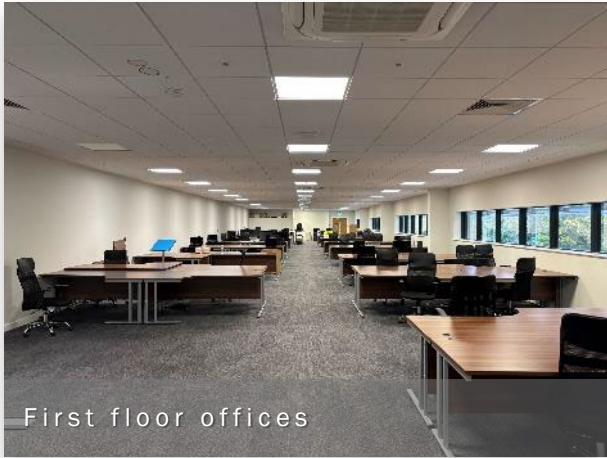
Demise



Hot air blowers



Ground floor workshop



First floor offices

Contact Details

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MANCHESTER: Centurion House, 129 Deansgate M3 3WR



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