

*** REFURBISHED ***

**SUPERB WATERSIDE OFFICES WITH PART
WAREHOUSING / R&D / ASSEMBLY /
SHOWROOM CAPABILITIES**

TO LET – NEW LEASE TERMS

Total Floor Area 3,292 sq ft [305.8 sq m]



Waterside
Frog Lane
Mapledurwell
Nr. Basingstoke
Hants
RG25 2JR

LOCATION

Waterside is situated within a rural setting along Frog Lane, approximately 1 mile from the A30 London Road. The Hatch Industrial Park is in close proximity (approx. 0.3 miles). The A30 London Road provides easy access to the M3 motorway, Junction 5 [Hook] approximately 2.5 miles and Basingstoke, Junction 6 approximately 3 miles. Easy access to Heathrow, Gatwick and Southampton airports and there are fast and frequent rail services to the heart of London via Basingstoke and Hook railway stations.

DESCRIPTION

Waterside is an attractive, traditionally brick built detached, two storey office/business unit with an element of warehousing/R&D/assembly accommodation. The warehousing accommodation benefits from a roller shutter loading door, with a minimum internal height of 2.65 metres, rising to 3.06 metres and incorporates an antistatic R&D area behind which is fully air-conditioned and 3 phase electricity terminals.

The design is well configured as two wings with a central core/link incorporating the main entrance, 2 wc's (one disabled size) including a shower cubicle.

The ground floor offices are well apportioned into a number of meeting/private offices using glazed demountable partitioning, LED lighting, suspended ceilings, air-conditioning and gas fired central heating throughout. Each of the two wings benefit from open plan offices at first floor within the vaulted roof space with Velux style windows, and separate access provided via stairwells in both wings. We understand the premises benefit from Cat 5 data cabling (untested). It is understood that the previous tenant installed a dedicated fibre line.

Waterside is situated within a pleasant landscaped self-contained site which backs on to a clear water stream, previously comprising watercress beds. Generous car parking is provided with approximately 14 car spaces and a concrete loading apron in front of the loading door.

FLOOR AREAS	sq ft	sq m
Ground floor warehouse/lab	822	76.4
1 st floor offices, west wing (incl. 285 sq dt (26.5 sq m) less than 1.5m headroom)	827	76.8
Ground floor offices, kitchen/ reception	1,028	95.5
1 st Floor offices, east wing (incl. 188 sq dr (17.5 sq m) less than 1.5 headroom)	615	57.1
Total floor area	3,292	305.8

LEASE

A new fully repairing and insuring lease to be granted for a term to be agreed, subject to periodic rent reviews and contracted outside of the Landlord and Tenant Act 1954, part II as amended.

AMENITIES

- Recently refurbished
- 3 Phase power distribution terminals
- Air-conditioning (not tested)
- Easy access to Junctions 5 & 6 M3 motorway
- High speed fibre capabilities (not tested)
- Well-apportioned with a mixture of offices/storage/lab/light assembly.
- Feature open plan first floor offices within each wing of the vaulted roof space
- Mains gas central heating system
- Data cabling (Cat 5) (not tested)
- Generous car parking
- Well-maintained landscaped site on clear water stream
- Roller shutter loading door 2.65m (w) x 3.0m (h)
- Minimum internal height within warehouse 2.65m rising to 3.06m.

EPC

The premises have been given an Energy Performance Rating of C – 73.

RENT

£46,500 per annum exclusive.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment through the sole agent:

Russell Ware

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