

# FOR SALE

High Office content Industrial Unit on 1.1  
acre (0.45 Ha) site with Development  
Potential, subject to planning

30,994 sq ft [2,879.50 sq m]



**Gazette House**

Pelton Road

Houndmills Industrial Estate

BASINGSTOKE

RG21 6XD

**Price Reduction**

## Location

Basingstoke is situated in the north west of Hampshire, 45 miles south west of London, 30 miles north east of Southampton and 14 miles south west of Reading. The town serves as a key commercial location in the M3 corridor which is home to a cluster of UK and international corporate occupiers and small to medium private businesses.

Significant Basingstoke Companies include: -

Motorola, AA, IBM, Del La Rue, Taylor Made, Barclays, Fyffes Group Limited, Honeywell, Berry Bros & Rudd, Sentinel Housing Association, Linde Material Handling (UK) to name but a few.

The premises are situated on the established Houndmills Industrial Estate, which is 1 mile to the north of Basingstoke Town Centre, close to the Basingstoke Ring Road.

The town benefits from excellent transport links with regular rail services into London Waterloo and London Victoria and is located adjacent to the M3 motorway (Junctions 6 & 7) which offers direct road links to London, Southampton, Reading (via the A33, M4 Junction 11) and Newbury (via the A339).

## Description

The property comprises a high office content commercial building extending to approximately 30,994 sq ft (2,879.50 sq m) with ground and lower ground storage. To the front of the building there is parking for 12 cars and to the rear of the property there is a decked car park providing 37 car parking spaces. The building sits within a 1.1-acre site with good development potential, subject to obtaining the relevant planning consents.

## Accommodation

Ground floor Offices and stores	10,336 sq ft	960.27 sq m
Lower ground floor offices and stores	6,591 sq ft	612.36 sq m
First floor offices	10,336 sq ft	960.27 sq m
Press hall	3,731 sq ft	346.60 sq m
<b>Total</b>	<b>30,994 sq ft</b>	<b>2,879.50 sq m</b>

## Tenure

The property is held on a long lease for a period of 99 years from 10<sup>th</sup> March 1975 at a passing ground rent of £35,000 per annum, subject to 14 yearly rent reviews.

We understand that the freeholder, Basingstoke & Deane Borough Council will consider granting a new 150 year lease on terms to be negotiated, subject to 5 yearly rent reviews.

## Price

Offers in the region of £400,000

## VAT

Price exclusive of VAT (if applied).

## Business Rates

Rateable Value from 01/04/2019 £109,000  
Business Rates Payable 2019/2020 £54,936  
Billing Authority Basingstoke & Deane Borough Council

*These figures have been obtained from [www.voa.gov.uk](http://www.voa.gov.uk) but do not include any adjustment for the impact of transitional arrangements. They are provided as a guide only and interested parties should check the exact liability with Basingstoke & Deane Borough Council, 01256 844844.*

## Services

Mains electricity (3 phase), gas, water and drainage available.

*Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.*

## Planning

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Basingstoke & Deane Borough Council, Civic Offices, London Road, Basingstoke, RG21 4AH. Tel: 01256 844844.

## EPC

C-94

## Viewing

Strictly by appointment only



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Gazette House, Pelton Road,  
Houndmills Industrial Estate, Basingstoke



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