



SpectrumCourt

Intec Business Park
Wade Road, Basingstoke, Hants RG24 8NE

**Refurbished Industrial Warehouse Units on a
Landscaped Business Park from 2,470 sq.ft to 7,639 sq.ft
(240 sq.m to 710 sq.m)**



Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 150,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Intec Business Park is located approximately 2 miles north of Junction 6 of the M3 motorway. Chineham District Shopping Centre, boasting a number of major retailers is within walking distance of the development.

Regular bus services operate along Wade Road providing a direct link from Intec to Basingstoke bus station, train station and the town centre/Festival Place Shopping Centre.

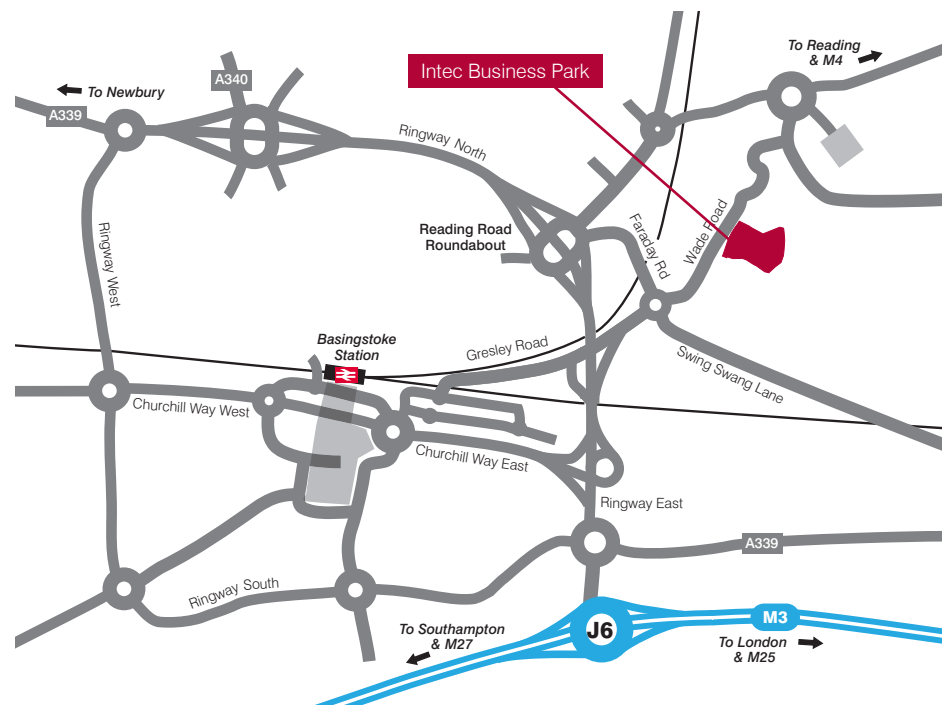
Intec Business Park is a landscaped campus office/business park with the benefit of on site security and a cafe.

Communications

Road		Rail	
M3 Junction 6	2 miles	Waterloo	45 minutes
M25 Junction 12	30 miles	Southampton	32 minutes
M4 Junction 11	15 miles	Reading	19 minutes
Central London	50 miles		
Southampton	33 miles		
Reading	18 miles		
Heathrow	37 miles		
Gatwick	55 miles		



SpectrumCourt



Description

The accommodation has been refurbished to provide 10 industrial/warehouse units in two terraces. Each unit has the benefit of their own WCs, a full height loading door and 4 car parking spaces.



SpectrumCourt



Specification

- 3 phase power
- 5.5m Eaves height
- Loading doors 4.76m (W) by 5m (H)
- On site security
- 4 car spaces per unit
- LED lighting
- Cafe on site



Lease

New leases for a term by arrangement.

Rent

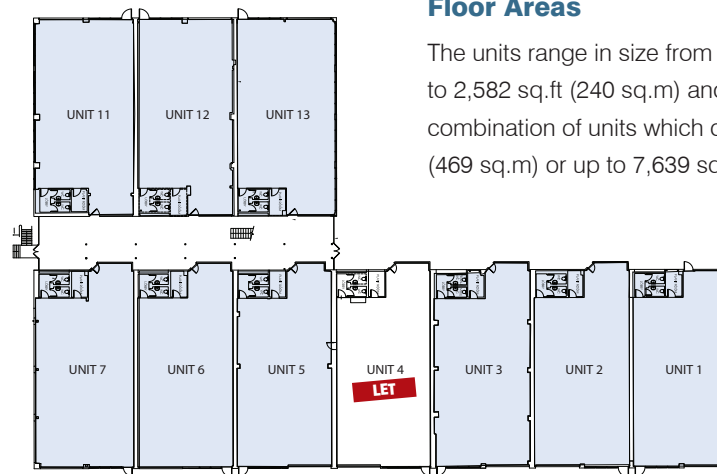
Upon application.

Energy Performance Rating

B-35.

Floor Areas

The units range in size from 2,470 sq.ft (230 sq.m) to 2,582 sq.ft (240 sq.m) and are also available as a combination of units which could provide 5,052 sq.ft (469 sq.m) or up to 7,639 sq.ft (709 sq.m).



Ground Floor Plan

Unit	SQ M	SQ FT
1	240	2,582
2	234	2,514
3	234	2,514
4	LET	
5	230	2,470
6	230	2,470
7	240	2,582
11	240	2,582
12	230	2,475
13	240	2,582





SpectrumCourt



Viewing

By arrangement with the sole agent.



Brian Pickett
brian.pickett@bdt.uk.com

Richard Thomas
richard.thomas@bdt.uk.com

Note: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor. Terms quoted are exclusive of VAT which may be charged at the lessor's option.

Particulars: November 2016
Ref: BRP/eat/15/Intec2IInd/191115

November 2016 | Design: **Martin Hopkins Design** | www.martinhopkins.co.uk | T 029 2046 1233