



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL UNIT WITH OFFICES FOR SALE

**STROUDLEY ROAD, BASINGSTOKE,
HAMPSHIRE, RG24 8UG**

11,734 SQ FT (1,090.09 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on Stroudley Road which is off Wade Road. Wade Road is one of the main arterial routes running through the Daneshill and Kingsland estates.

Basingstoke town centre is South West with the property being some 2 miles from Junction 6 of the M3 motorway. The M25 motorway is 27 miles distant.

Fast and frequent rail services run to the heart of London (Waterloo) in 45 minutes travel time.

DESCRIPTION

A steel portal framed building with pitched roof. The elevations and roof are clad in profiled metal.

The property includes offices to part ground and first floor together with mezzanine storage.

The property benefits from approx 20 parking spaces, loading area, two loading doors, eaves height of 5m rising clear and additional land/yard at the rear.

Internally there is gas heating, windows to the offices, WC facilities and kitchen.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor inc Offices	691.38	7,442
First Floor Offices	64.85	698
Mezzanine	333.89	3594
Total	1,090.12	11,734

RATING ASSESSMENT

Rateable Value £28,250

Rates Payable £13,560 (2018/19)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba.

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PROPOSAL

The property is held long leasehold from 6th December 1988 for a period of 125 years. There are 94 years remaining. The ground rent payable to Basingstoke and Deane Council is £22,562.52 per annum.

The long lease is available to purchase, offers are sought in excess of £500,000.

VAT is applicable

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater

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September 2019

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