



**INDUSTRIAL / WAREHOUSE PREMISES
10,120 sq ft (940 sq m)
TO BE LET**



**C2 MORSE ROAD, WEST HAM INDUSTRIAL ESTATE,
BASINGSTOKE, HANTS RG22 6NE**

- ◆ Eaves height approx 5.5m
- ◆ On site parking
- ◆ Loading door 13ft 6ins (w) x 12ft (h)
- ◆ 3 dock level loading doors
- ◆ LED lighting
- ◆ Gated shared yard

C2 Morse Road, West Ham Industrial Estate, Basingstoke, Hants RG22 6NE

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.

The property is situated in Morse Road, on the West Ham Industrial Estate, approximately 1.2 miles west of the town centre. It is within a short distance of the ring road and easy access is available to Reading via the A33. Junctions 6 & 7 of the M3 motorway are 3 and 4 miles away respectively

DESCRIPTION: The property comprises part of a terrace of units of steel portal frame construction with external walls of brick and blockwork construction with profile cladding above. There is a 2 storey office block to the front of the unit of approximately 1,120 sq ft. The warehouse has the benefit of 3 dock level doors leading on to a platform, together with a full height level loading door. The premises itself has LED lighting. To the rear there is a gated shared yard.

FLOOR AREAS: **The premises has a gross internal floor area of 10,120 sq ft (940 sq m)**

LEASE: A new lease for a term by arrangement, subject to a landlord's option to determine in September 2022 and March 2026. The lease is to be outside the security of tenure and compensation provisions of the landlord and Tenant Act 1954.

RENT: £75,900 per annum exclusive

RATES: The premises have a rateable value of £52,000 @ 0.49 in the pound (2019-2020).

ENERGY RATING: C58.

LEGAL COSTS: Each party is to be responsible for their own legal costs

VIEWING: By appointment through the sole agents:



brian.pickett@bdt.uk.com or
richard.thomas@bdt.uk.com

Ref: BRP/dal/C2MorseRoad/29.03.19