

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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Basingstoke Camberley Southampton Winchester [www.londonclancy.com](http://www.londonclancy.com)



# TO LET

## BUSINESS / WORKSHOP UNITS

### 1,886 sq ft [175.21 sq m]



**The Beresford Centre**  
**Wade Road**  
**Basingstoke**  
**Hampshire**  
**RG24 8FA**

## LOCATION

The Beresford Centre is a mixed-use Business Centre, located within the popular Daneshill Industrial Estate. It is situated approximately 1 mile from the Town Centre, and a few minutes' drive from the ring road. Junction 6 of the M3 is about 1 ½ miles to the south.

## DESCRIPTION

The Beresford Centre is a mixed use Business Centre. There are 21 workshop units and 8 office suites. Four workshop units are currently in motor trade use. Ground floor units have good access and those on the front benefit from a prominent fascia board.

## FEATURES

- 24/7 unrestricted access
- Kitchenette
- Shared w/c
- CCTV security system
- On site parking
- New flexible terms

## FLOOR AREA

Units 4 & 5                      1,886 sq ft [175.21sq m]

## RENT / AVAILABILITY

Units 4 & 5                      £16,000 pax.

## VAT

The property is elected for VAT.

## LEASE

A new full repairing and insuring lease to be granted on the above rental terms to be agreed.

## SERVICE CHARGE

Units 4 & 5                      £5,779.42 pax.  
*2018 Estimated Budget.*

## EPC

Units 4 & 5                      D (94)



## BUSINESS RATES

UNIT No.	RATEABLE VALUE	RATES PAYABLE (pa) @ 491p/£
4 & 5	£12,500	£6,137.50

*Note: Occupiers may be eligible for up to 100% Small Business Rates relief if the rateable value is less than £12,000. Further enquiries should be directed towards the Rating Department at the Basingstoke Council on 01256 844844.*

## LEGAL COSTS

Each party will bear their own legal costs.

## VIEWING

Viewing inspections can be arranged through the sole agents:



Tom Clancy / Russell Ware

London Clancy

01256 462222

[tomclancy@londonclancy.co.uk](mailto:tomclancy@londonclancy.co.uk)

[russellware@londonclancy.co.uk](mailto:russellware@londonclancy.co.uk)

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*a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.*

*b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.*

*c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.*

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### Beresford Ground Floor Business Units

