

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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



# TO LET

## SELF CONTAINED BUSINESS UNITS ON POPULAR ESTATE NEAR TO THE KINGSLAND & DANESHILL INDUSTRIAL ESTATES

**516 sq ft - 1032 sq ft [47.9 sq m - 95.8 sq m]**



**Hassocks Wood Business Centre**  
Stroudley Road  
Basingstoke  
Hampshire  
RG24 8UQ

## LOCATION

Hassocks Wood Business Centre is located near to the popular Daneshill & Kingsland Industrial Estates. It is situated approximately 1 mile from the Town Centre, and within few minutes' drive from the ring road. Junction 6 of the M3 is about 1 ½ miles to the south.

## DESCRIPTION

Hassocks Wood is a mixed use Business Centre. The estate comprises of 25 single storey business units, suitable for a wide variety of commercial uses.

## FEATURES

- Flexible B1 & B8 uses.
- Alternative uses considered.
- Self-contained business units.
- Independent w.c.'s.
- On-site parking
- Ideal starter units
- New flexible lease terms

## EPC

Please refer to the availability schedule.

## RENT / AVAILABILITY

Please refer to the availability schedule over page.

## LEASE

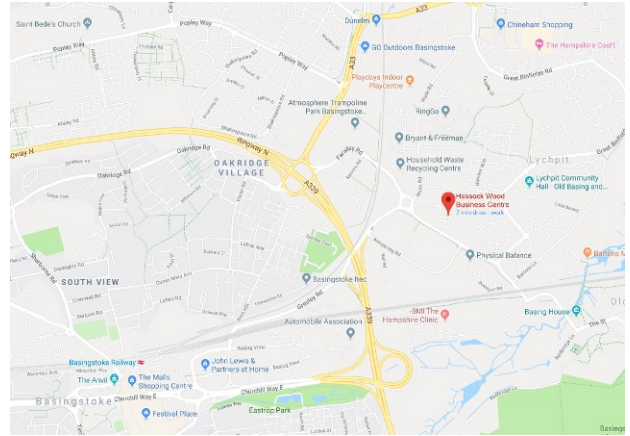
New lease(s) to be granted on flexible terms to be agreed, and excluded from the Landlord & Tenant Act 1954 (Part II) as amended.

## VAT

We understand that the property is elected for VAT, therefore VAT is payable in addition to the rent and all other out-goings.

## SERVICE CHARGE

A service charge is payable in respect of the buildings and common areas. Please refer to the availability schedule.



## RATES

Please refer to the availability schedule.

**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. Possession is available immediately subject to completion of legal formalities.

## VIEWING

Viewing inspections can be arranged through the sole agents:

**Russell Ware / Tom Clancy**

**London Clancy**

**01256 462222**

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

[tomclancy@londonclancy.co.uk](mailto:tomclancy@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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- Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

**AVAILABILITY SCHEDULE 2020**

**HASSOCKS WOOD**

Suite	Size Sq ft (sq m) NIA	Rent (per annum exclusive)	2017 Rateable Value	2019/20 Rates Payable (UBR 49.1p/£)	Estimated Service Charge (per annum)	EPC	Availability
Unit 7	516 sq ft (47.9 sq m)	£6,200	£4,250	£2,095.25	£740.30	E-124	May 2020
Unit 10	516 sq ft (47.9 sq m)	£6,200	£4,250	£2,095.25	£740.30	E - 123	Available