

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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# LIGHT INDUSTRIAL BUSINESS UNIT TO LET – NEW LEASE TERMS

## 2,025 sq ft [188.1 sq m]



**2 Bear Court**  
Roentgen Road  
Daneshill East  
Basingstoke  
Hampshire  
RG24 8QT



## LOCATION

The premises are situated on the Daneshill East Industrial Estate about 2 miles to the east of the centre of Basingstoke. The mainline railway station and Junction 6 of the M3 are both within a few minutes drive.

## DESCRIPTION

Bear Court comprises a modern two terraced development mono pitch steel framed, light industrial units with minimum eaves height of 4 metres, rising to 6 metres, with onsite parking and loading areas.

## ACCOMMODATION

**TOTAL APPROX GIA**    **2,025 sq ft**    **[188.1 sq m]**

## REFURBISHMENT

The original landlord refurbishment included –

- Overcladding to the roof and elevations and new rainwater goods.
- Electric roller shutter loading doors.
- Steel personnel security doors front and rear.
- Double glazed curtain walling systems (suitable for office fit out)
- WC facilities and kitchenette/T-point
- 3 phase electricity supply/distribution board.

## LEASE TERMS

A new full repairing and insuring lease for a flexible term to be agreed.

## RENT

£8.00 per sq ft per annum exclusive. In addition to the rent there will be a modern capped service charge (subject to RPI adjustment) to cover the cost of any communal services, external repairs, management, etc. Further details upon application.



(Indicative photo)

## EPC

The premises have an Energy Performance Rating of 'D – 81'.

## RATES

The current Rateable Value reflects £13,000. We believe on this basis companies may benefit from a potential Small Business Rates Relief discount [subject to certain criteria].

*These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with Basingstoke & Deane Borough Council Rating Department on 01256 844844.*

## VIEWING

To make an appointment to view and for all further information please contact the sole marketing agents:

### Russell Ware

London Clancy

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### Barry Taylor

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(Indicative photo)

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