

LIGHT INDUSTRIAL/BUSINESS UNIT

NEW LEASE TERMS

4,110 sq ft [381.8 sq m] – Plus mezzanine of approximately 2,900 sq ft and generous yard/parking



26 Eagle Court
Roentgen Road
Daneshill East
Basingstoke
Hampshire
RG24 8QX

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

Eagle Court comprises a modern two terraced development of mono pitch steel framed, light industrial units with minimum eaves height of 4 metres to the rear, rising to 6 metres toward the front, with onsite parking and loading areas. The yard has been secured with palisade fencing/gates.

ACCOMMODATION

Ground Floor	4,110 sq ft	[381.8 sq m]
Mezzanine platform	2,900 sq ft	[269.4 sq m]
Total approx. GIA	7,010 sq ft	[651.2 sq m]

REFURBISHMENT

The original 2006 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)
- 3 phase electricity supply/distribution board.

AMENITIES

- Mezzanine platform
- Secure/gated yard area.
- Generous car parking areas.
- Close proximity to J6 of the M3 and ring road network.

LEASE TERMS

New fully repairing and insuring lease for a term to be agreed, contracted outside of the Landlord & Tenant Act 1954.



Gated yard shared with Units 24 & 25 Eagle Court

RENT

£33,000 per annum exclusive.

EPC

The property has an Energy Performance Rating of D – 77.

RATES

Rateable Value	£22,750
Uniform Business Rate	49.1p/£
Rates Payable	£11,170.25

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.

SERVICE CHARGE

Current estimated service charge is running at £1,810.26 (year ending March 2020) including sinking fund and management fees.

VACANT POSSESSION

Upon completion and without prejudice.

VIEWING

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

Russell Ware

London Clancy

☎ 01256 462222

russellware@londonclancy.co.uk

Barry Taylor

Basingstoke & Deane Borough Council

☎ 01256 844844

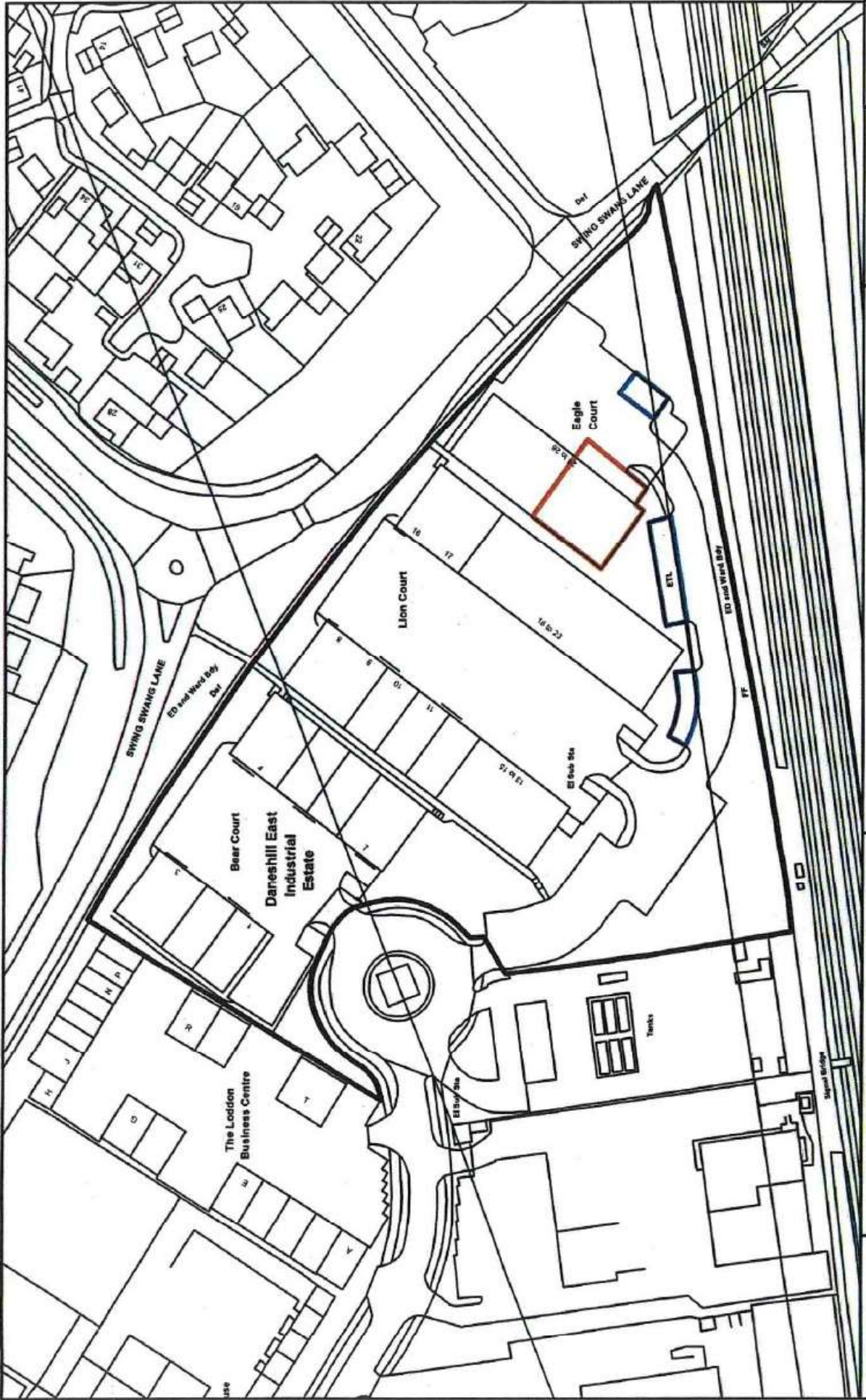
Barry.Taylor@basingstoke.gov.uk

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 Basingstoke

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