



TO LET

Unit 7,
Knight Trade Park,
Houndmills,
Basingstoke,
RG21 6XE

2,654 sq ft / 246.56 sq m

- Trade / Showroom / Warehouse Unit
- Modern unit with glazed customer entrance
- Established trade counter location
- Three phase power
- Generous forecourt



Location

The property is located on Knight Trade Park, part of the Houndmills Industrial area, approximately 1.2 miles northwest of Basingstoke Town Centre and in close proximity to the mainline railway station, which has direct links to London Waterloo. Basingstoke benefits from being easily accessible from the M3 motorway, via junctions 6 & 7.

Houndmills is recognised one of the key commercial areas and Trade Counter locations in Basingstoke and is accessed from the A339 ringway north which in turn accesses all areas of Basingstoke. Knight Trade Park is considered to be one of the best trade park locations in Basingstoke fronting onto the Houndmills roundabout, with numerous other trade occupiers including: Topps Tiles, Plumbase, Eurocell, TLC, Kwik Fit, Salon Services and Crown Paint, plus a Starbucks and Greggs.

Description

The unit is of a steel portal frame construction with clad elevations, together with a trade counter glazed customer entrance and a single loading door. The unit benefits from WCs, three phase power and designated parking.

Accommodation

The property totals an approximate Gross Internal Area of 2,654 sq ft (246.56 sq m).

Terms

The property is available to let by way of a lease assignment or sub-lease for a term to expire March 2033, with a tenant only break in March 2028 and at a passing rent of £39,810 per annum exclusive. Alternatively, a new longer lease maybe negotiable directly with the landlords.

Due Diligence

Any interested party will be required to provide company information to comply with anti money laundering legislation.

EPC

To be reassessed.

Rates

To be reassessed.

Legal Costs

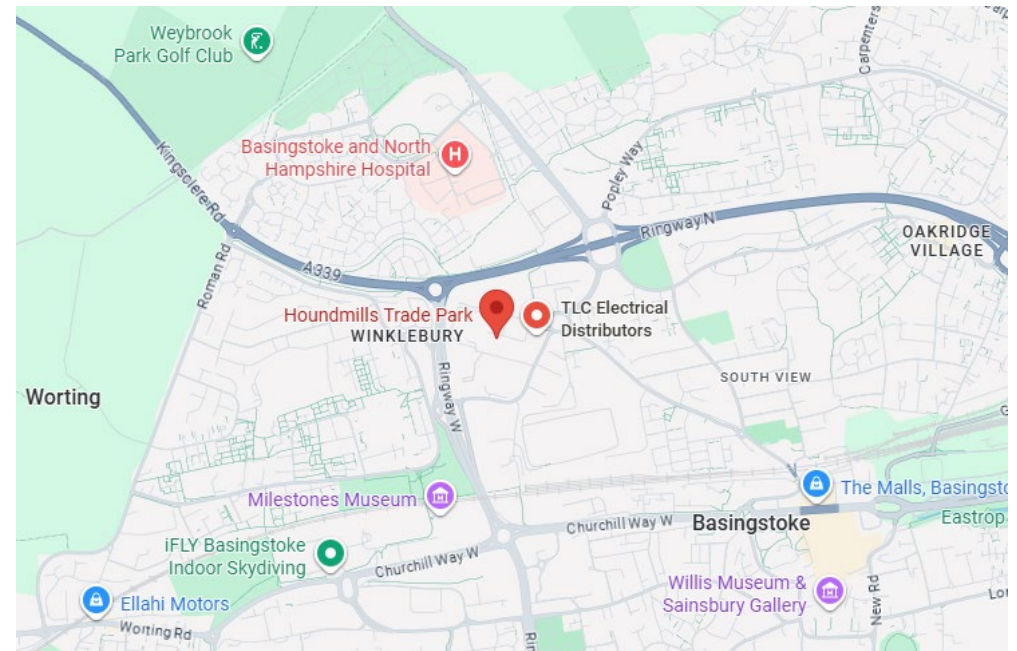
Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

Viewings

For further information, or to arrange a viewing, please contact Carter Jonas the Sole Agents.



Shaun Rogerson

020 7529 1521 | 07970 304392
shaun.rogerson@carterjonas.co.uk

Tim Clement

020 7518 3322 | 07970 092974
tim.clement@carterjonas.co.uk

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