The Rutherford Centre

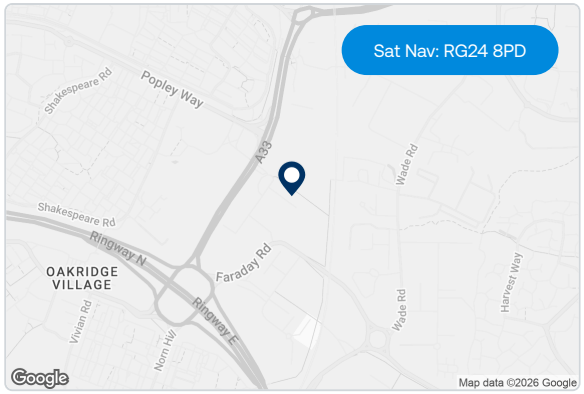
Rutherford Road Basingstoke RG24 8PB

Warehouse | 2,755 ft²

- 1.5 miles (2.4 km) from M3 J6
- Close to the ring road system
- Three-phase electricity
- Secure site







Description

This industrial unit to the north east of Basingstoke has a large open area with 4.2 m x 3.8 m loading doors. It is partly covered by a mezzanine office space, which has carpets and air conditioning.

The building is of steel frame construction with brick elevations under a pitched roof.

Location

Basingstoke is 45 miles to the south west of London adjacent to J6 and J7 of the M3 motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 168,000, is a major centre for commerce and industry. It has attracted several international and national companies, enjoying the benefits of a diverse range of leisure/ recreational facilities and the new highly acclaimed Festival Place shopping centre.

The Rutherford Centre, constructed in the mid-1980s, is located within the Daneshill Industrial Estate area to the north east of Basingstoke and comprises a modern terrace of 10 warehouse/industrial units. The development is within one minute's drive of the ring road and the A33 Basingstoke to Reading road, and about 1½ miles to J6 of the M3 motorway.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 7	Warehouse	2,755	Under offer	2,895	C
Total		2,755			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly