



5 INDURENT PARK

Jays Close
Basingstoke
RG22 4BA

Industrial / Warehouse Unit **TO LET**

A new 37,700 sq ft
High Bay Warehouse
with its own secure yard

5ViablesBasingstoke.co.uk

New high quality warehouse

5 Indurent Park was built approximately 2 years ago. It comprises a high quality warehouse set close to the entrance to the estate. It has the benefit of well presented offices down part of the western elevation at first floor level. The offices have the benefit of air conditioning, LED lighting, carpets, a boardroom and raised floors. There is also a lift serving the first floor.

The warehouse is open plan with an undercroft below the mezzanine offices. The warehouse benefits from 4 full height loading doors and a dedicated yard separate from the staff car parking, with 10m eaves height.



Specification



10m minimum eaves height



Secure yard with 40m depth



Flexible lease considered



50 kN sq m floor loading



45 car spaces



EV chargers



Well presented first floor offices



Maximum 300 KVA



EPC A(24)

Accommodation

The accommodation comprises the following areas:

Unit 5	sq ft	sq m
1st floor office	2,217	205.97
Warehouse	35,496	3,297.69
Total	37,713	3,503.66

TERMS

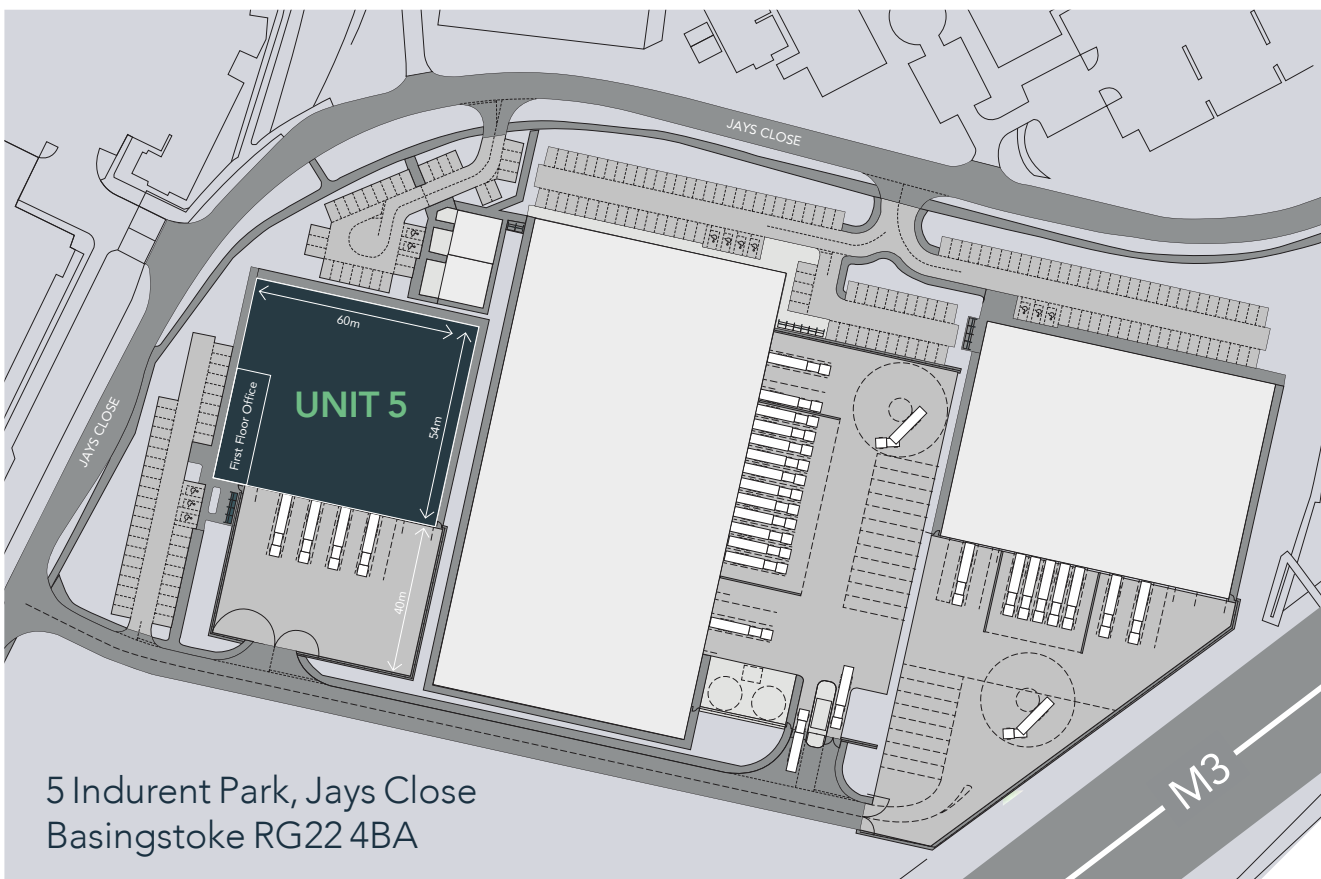
A new fully repairing and insuring lease for a term by arrangement, subject to 5 yearly rent reviews based upon CPI increases, capped and collared at 4% and 2%. The next review will be in February 2027. Contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

RENT

£13.75 per sq ft measured on a GIA basis

LEGAL FEES

Each party to meet their own legal costs incurred in the transaction and to share equally the Legal and Estate fees of the superior landlords.



5 Indurent Park, Jays Close
Basingstoke RG22 4BA



Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 180,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Viabes Industrial Estate is located within 2 miles of Basingstoke town centre, and therefore there is easy access from Jays Close back to the motorway, both at Junction 6 and 7 of the M3. There is also good access to the ring road system which also in turn leads up to Reading via the A33 and Newbury via the A339.



VIEWING & FURTHER INFORMATION

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