

11,248 sq ft / 1,045 sq m

New Warehouse Facility with external yard area well located to the M3 Motorway

PRE-LET OPPORTUNITY



**North Waltham Business Centre, North Waltham,
Basingstoke, RG25 2DJ**

- **Pre-Let warehouse opportunity**
- **Exceptionally well located to Junction 7, M3 Motorway**
- **Modern warehouse design with 6m clear height**
- **Extensive open yard space with parking (c. 0.85 of an acre)**
- **Deliverable within approximately 8 months**

01256 489800

10 Sarum Hill ■ Basingstoke
Hampshire ■ RG21 8SR

LOCATION

North Waltham is situated to the south of Basingstoke immediately adjacent to Junction 7 of the M3 motorway and fronting the A30 (Basingstoke to Winchester), therefore extremely well placed for haulage/distribution traffic.

Basingstoke town centre and rail station are within approximately 3 miles of the property (c.10 minutes drive time) of the property.

The subject property is to be situated to the south eastern corner of the North Waltham Business centre site backing onto the Wyevale Garden Centre. High level hedge planting and native tree and hedging provide a natural boundary to the east and south respectively.

The attached drawing identifies the site location.

DESCRIPTION/PLANNING CONSENT

The proposed property will measure 50 metres by 18 metres providing a total of c. 9,688 sq ft (900 sq m) of warehouse accommodation with a further 1,560 sq ft (145 sq m) of additional space located on a mezzanine at the western end of the building to house offices and ancillary space.

The approved design is for an attractive building with a gently curved roof providing a maximum ridge height of 8m. The clear height to eaves will be approximately 6m. Internally the proposed property will offer column free warehouse/production space.

Externally, the property will be accessed by private road from the A30 and a shared right of way through the North Waltham Business Centre adjacent (eastern side) to the existing warehouse building on site. The future occupier will enjoy substantial car parking/external good handling area.

The relevant planning permissions: BDB/67703, BDB/69359 and BDB/74731 refer. For further information please contact Hollis Hockley.

ACCOMMODATION

Warehouse	9,688 sq ft	900 sq m
Offices & Ancillary space	1,560 sq ft	145 sq m
Total	11,248 sq ft	1,045 sq m

The schedule of floor area is indicative only.

TERMS

A new Full Repairing and Insuring lease for a minimum term of 10 years is available.

A pre-commitment in the form of an Agreement for Lease will need to be agreed and exchanged to allow construction to commence. A lease will be completed upon practical completion of the facility.

RENT

£8.50 sq ft per annum exclusive calculated on the final Gross Internal Floor Area (GIA).

RATES

These will be assessed upon practical completion of the new facility.

POSSESSION

It is anticipated that the completed warehouse will be deliverable within approximately 8 - 9 months of mobilising contractors.

LEGAL COSTS

Each party to pay their own legal costs arising out of a transaction.

VIEWING

Strictly by appointment only through the sole agents:

NICK OLLIFFE – HOLLIS HOCKLEY Tel: 01256 489800 Fax: 01256 489809 Email: nwo@hollishockley.co.uk

