

**HIGH SPECIFICATION**

## Unit 4 The IO Centre

Brunel Road, Basingstoke, RG21 6TZ

### **MODERN WAREHOUSE/ INDUSTRIAL UNIT WITH HIGH QUALITY OFFICES & MEZZANINE PLATFORM**

**4,742 sq ft**  
(440.55 sq m)

- Competitive rent
- Modern unit built around 2007
- Good car parking (9 spaces) plus loading apron
- LED lighting
- Storage mezzanine platform
- Meeting / board room
- Large break out facility
- Good internal height of 7.7m

# Unit 4 The IO Centre, Brunel Road, Basingstoke, RG21 6TZ

## Summary

<b>Available Size</b>	4,742 sq ft
<b>Rent</b>	£59,000 per annum
<b>Rateable Value</b>	£42,250 From 1st April 2026
<b>Legal Fees</b>	Each party to bear their own costs. Possession is subject to a relocation of our client's company activities
<b>EPC Rating</b>	C (72)

## Description

The io Centre lies on the northern side of Brunel Road, which is one of the arterial roads through the Houndmills Industrial Estate, the location is approximately 1.5 miles west of the town centre and railway station. Houndmills is home to a number of local businesses and national brand names. Access from the unit on the ringway system is achieved within a couple of minutes, thereafter leading to Junction 6 on the M3 motorway within a further 3 or 4 minutes.

## Location

The unit is semi-detached on the IO Centre development which fronts Brunel Road. Parking and loading are arranged to the front of the premises (with potential for some double parking), the unit is a modern design with a steel portal frame, blockwork walls and insulated cladding above. The maximum clear internal height is approximately 7.7 m and there is a single electronically operated loading door.

Part of the ground floor area has been fitted to provide a Reception lobby, kitchen area and a Boardroom. 1st floor offices were constructed as part of the original design with access immediately from the Reception lobby. These offices are air-conditioned/cooled. There is a useful storage mezzanine platform to the rear of the warehouse, which is also accessible via the first floor offices.

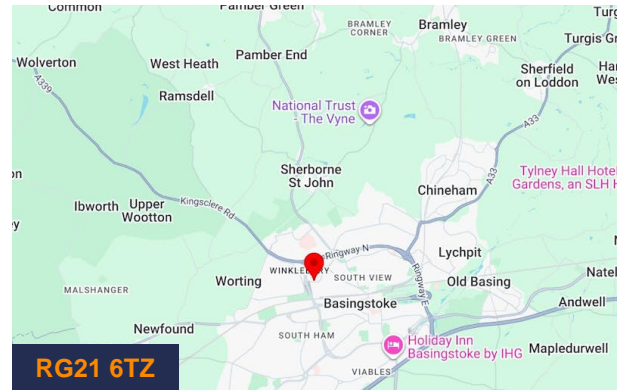
## Accommodation

The accommodation comprises the following areas:

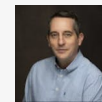
Name	sq ft	sq m	Availability
Ground - Floor Warehouse/Office and Staff Welfare	3,025	281.03	Available
1st - Floor Offices	917	85.19	Available
Unit - Storage Mezzanine	800	74.32	Available
<b>Total</b>	<b>4,742</b>	<b>440.54</b>	

## Terms

A new fully repairing and insuring lease is available (subject to simultaneous surrender of the existing leasehold interest) at a rent of £59,000 per annum exclusive.



## Viewing & Further Information



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