

**COMPETITIVE RENT *ONLY £12.50 PSF***

Western House

Armstrong Road, Daneshill Industrial Estate, Basingstoke, RG24 8QE

INDUSTRIAL/WAREHOUSE PREMISES ON FULLY FENCED & GATED SECURE SITE

44,654 sq ft
(4,148.49 sq m)

- RENT ONLY £12.50 psf
- NO SERVICE CHARGE
- Self contained additional/surplus yard (approx. 0.5 acres)
- Refurbishment due to complete June 2026
- 3 new Hormann dock loading doors and 3 level doors
- 3 phase power (upgraded to 300 KVA)

Western House, Armstrong Road, Daneshill Industrial Estate, Basingstoke, RG24 8QE

Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 44,654 sq ft |
| Rent | £12.50 per sq ft |
| Business Rates | To be assessed |
| Service Charge | N/A |
| VAT | Elected |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

Western House is currently undergoing a comprehensive back to frame Landlord refurbishment, including new Kingspan cladding and roofing system. Internally the client has completely reconfigured the offices back to open plan, incorporating new wc/staff welfare, LED lights, and carpeting. There are 3 newly installed Hormann dock level loading doors, plus 3 additional level loading doors. Eaves heights vary from 6m rising to 8.4m.

Externally the site has been refenced/gated with additional security barrier system and CCTV. There is also an additional surplus yard area of approx. 0.5 acres, reflecting a low 40% site density.

Location

Western House occupies a 2.2 acre site, prominently situated on Armstrong Road on the Daneshill Industrial Estate. It is approximately 1¼ miles to the north east of Basingstoke town centre. Daneshill enjoys fast road communications to and from the M3 at Junction 6, there is also easy access to the M4 and Reading via the A33.

Accommodation

The accommodation comprises the following areas. There is an additional yard of approximately 0.5 acres to the rear of the building.

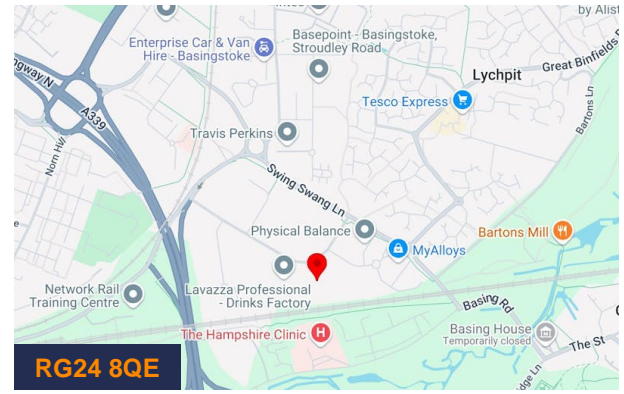
| Name | sq ft | sq m | Availability |
|------------------------|---------------|-----------------|--------------|
| Ground - Offices | 2,782 | 258.46 | Available |
| 1st - Offices | 5,115 | 475.20 | Available |
| Unit - Warehouse Bay 1 | 17,178 | 1,595.89 | Available |
| Unit - Warehouse Bay 2 | 17,164 | 1,594.59 | Available |
| Unit - Undercroft | 2,415 | 224.36 | Available |
| Total | 44,654 | 4,148.50 | |

Viewings

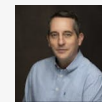
For viewings please contact the joint sole agents.

Terms

A new fully repairing and insuring lease for a term by arrangement.



Viewing & Further Information



Russell Ware

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Andy Gibbs

01256 840777 | 07766 951719

andy.gibbs@bdt.uk.com

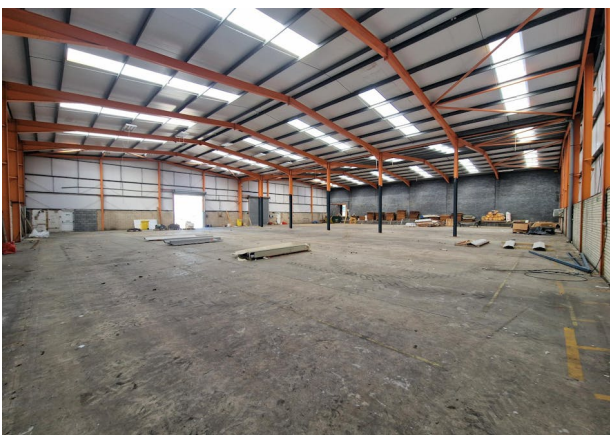
Freddie Chandler (Hollis Hockley LLP)

07935 769627

Will Merrett-Clarke (Hollis Hockley LLP)

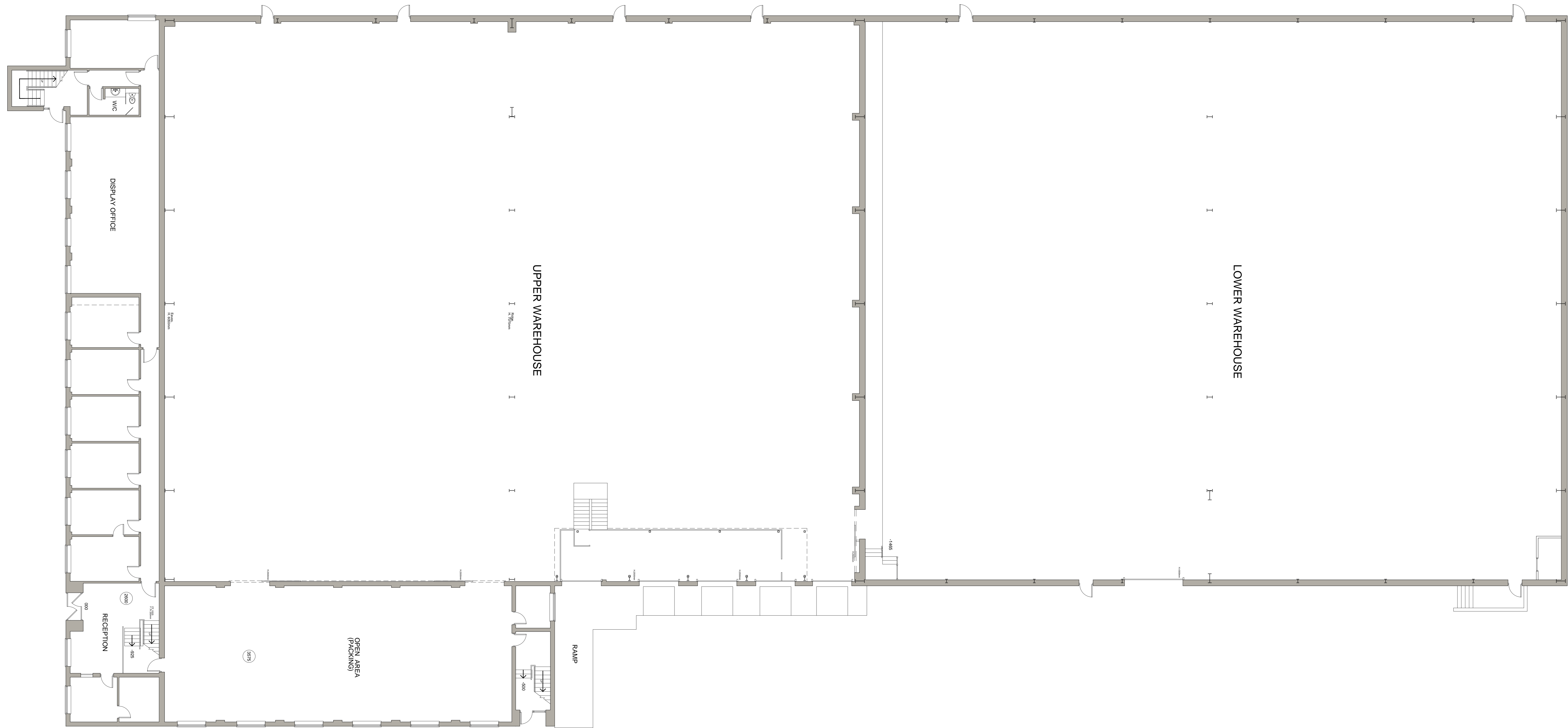
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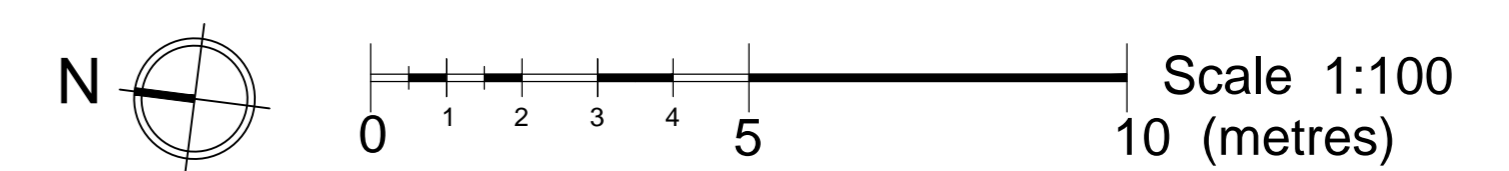




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GROUND FLOOR PLAN 1:100 @ A0



| Revision | Date | Description | By |
|----------|------|-------------|----|
| | | | |



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Client

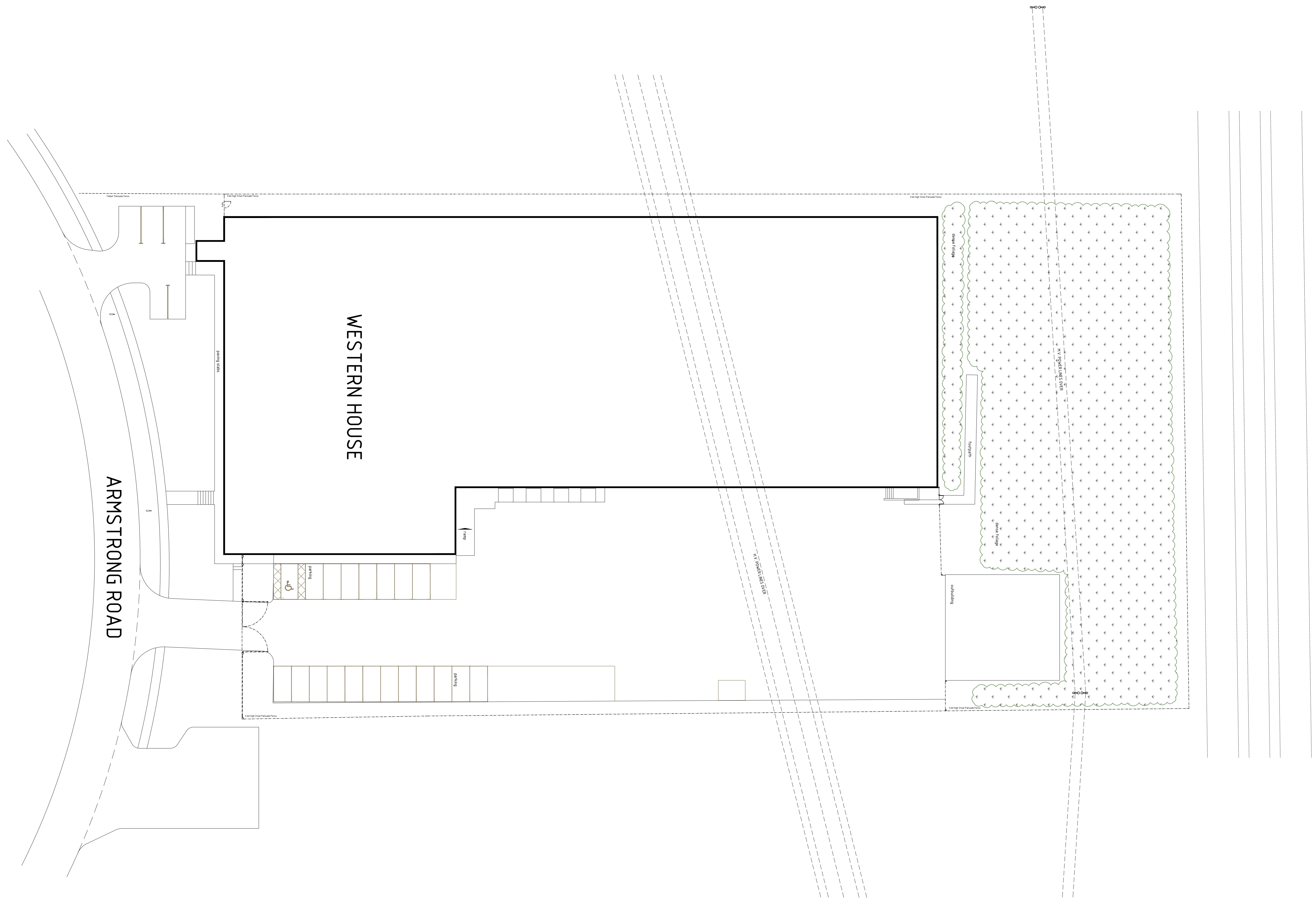
Project Title
Western House
Armstrong Road
Daneshill Industrial Estate
Basingstoke, RG24 8QE

Drawing Title
Existing Ground Floor

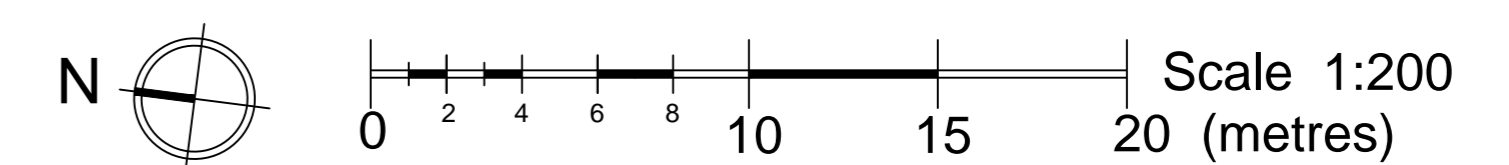
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|----------------|---------------------|----------|
| 1:100/A1 | 2020-07-22 | RDC |
| CAD Reference | STP2020-WH01-01.dwg | |
| Drawing Number | STP2020-WH01-01 | |
| Revision | - | |

- Preliminary
- For Approval
- Construction
- For Information
- Tender
- As Built

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SITE PLAN 1:200 @ A0



| Revision | Date | Description | By |
|----------|------|-------------|----|
| | | | |



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Client

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 Basingstoke, RG24 8QE

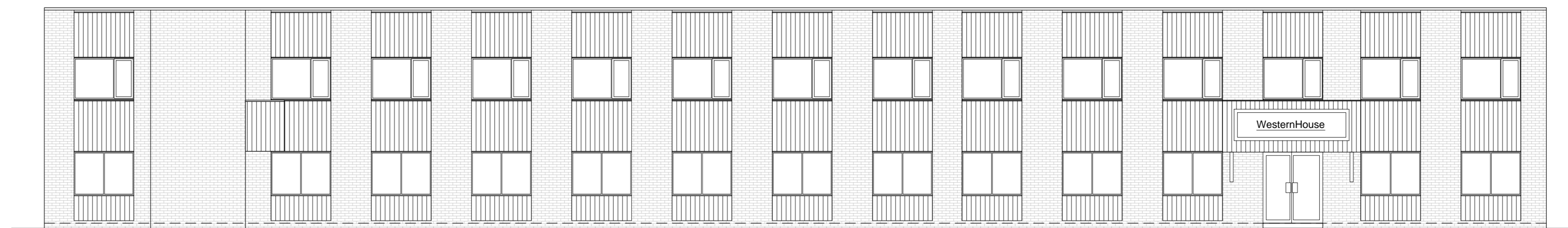
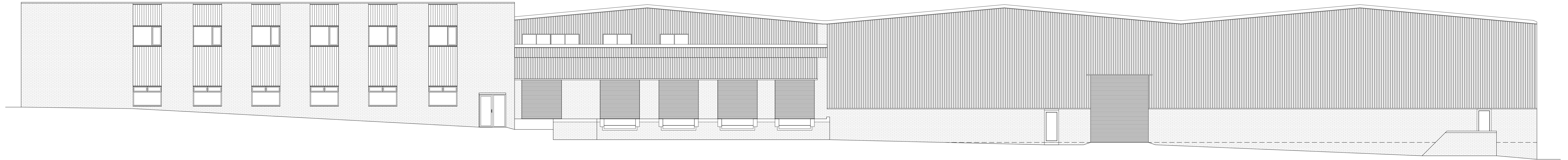
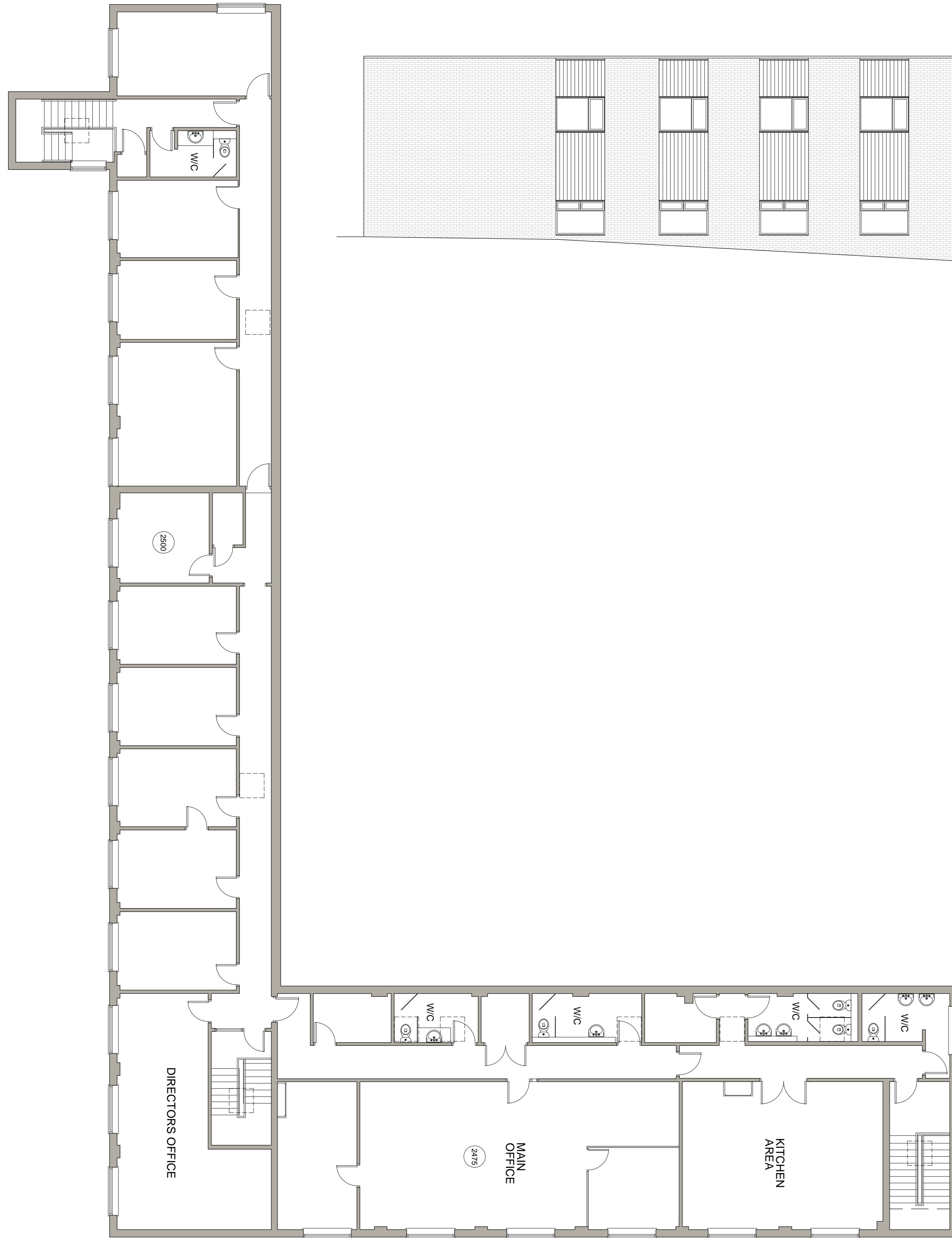
Drawing Title
Existing Site Plan

| Scale | Date | Drawn By |
|----------------|---------------------|----------|
| 1:100 @ A1 | 2020-07-22 | RDC |
| CAD Reference | STP2020-WH01-01.dwg | |
| Drawing Number | STP2020-WH01-03 | |

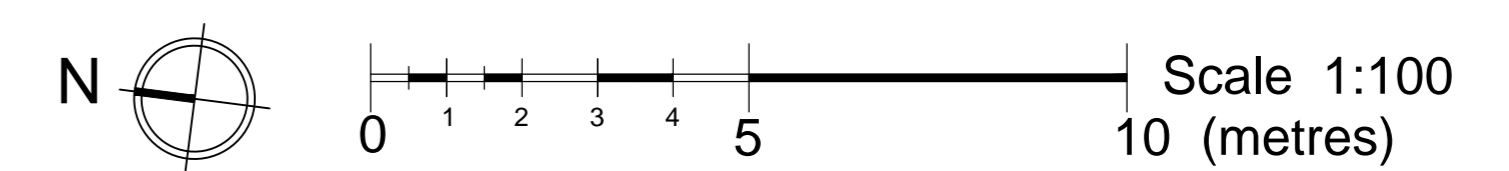
| Revision | Description |
|----------|-------------|
| | |

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FIRST FLOOR & ELEVATIONS 1:100 @ A0



| Revision | Date | Description | By |
|----------|------|-------------|----|
| | | | |



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Client

Project Title
Western House
 Armstrong Road
 Daneshill Industrial Estate
 Basingstoke, RG24 8QE

Drawing Title
Existing First Floor & Elevations

| Scale | Date | Drawn By |
|------------------------------------------|------------|----------|
| 1:100/A1 | 2020-07-22 | RDC |
| CAD Reference STP2020-WH01-01.dwg | | |
| Drawing Number STP2020-WH01-02 | | |

| Revision | Description |
|----------|-------------|
| 0 | As Built |

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