



## B & Q

Lister Road, Basingstoke, RG22 4LA

**Prominently located retail  
warehouse with substantial  
parking**

**37,730 sq ft**  
(3,505.23 sq m)

- Excellent connectivity to A30 and M3
- Large car park & garden centre/yard
- Eaves height 5.5m
- Adjacent to St Michael's Retail Park
- Close to the new Radius Trade and Industrial Park

Summary

Available Size	37,730 sq ft
Rent	£470,000 per annum
Rates Payable	£233,415 per annum
Rateable Value	£427,500
Estate Charge	TBC
EPC Rating	B

Location

Located off Winchester Road (A30), on Lister Road, providing direct access to Basingstoke town centre and the M3. Offers excellent connectivity to the national motorway network via junction 6 & 7 of the M3, linking to London, Southampton and Reading. The surrounding area includes St Michael’s Retail Park, which lies adjacent to the south, and features established retail and leisure users such as The Gym Group, Currys, Bensons for Beds, Smyths Toys Superstore, ALDI, McDonald's, Nado's and Greggs, and is close to the new Radius Trade and Industrial Park.

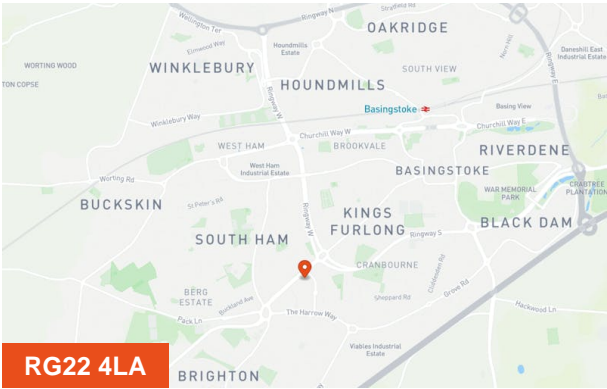
Description

The unit is ideal for a range of retail uses, has a 5.5m eaves height and includes strip lighting and a metal deck mezzanine for extra storage and first floor office area. The property has a 9,635 sq.ft. out door display/seating area, currently used as a garden centre, delivery zone and 169 spaces. The unit has some offices on the ground floor with further offices and staff facilities on the first floor.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	33,512	3,113.37
Mezzanine	2,288	212.56
1st - Office	1,930	179.30
Total	37,730	3,505.23

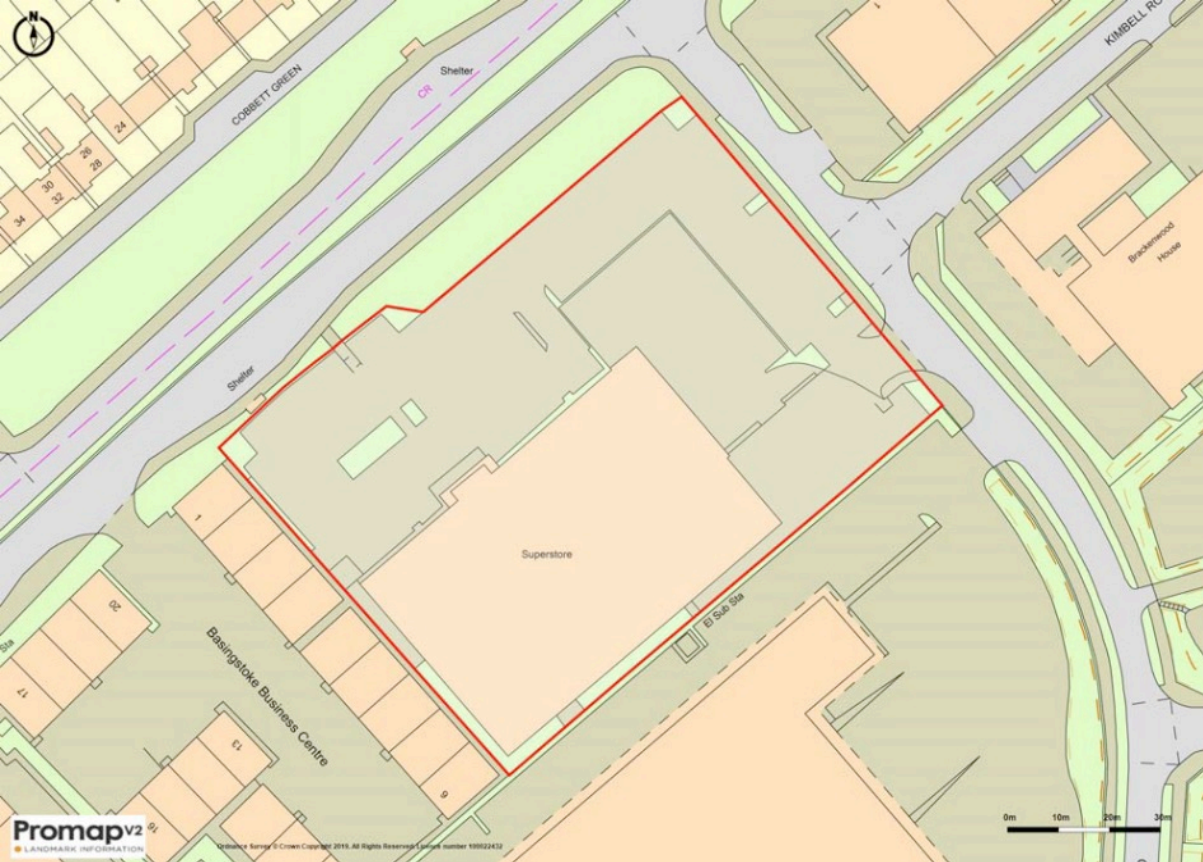


Viewing & Further Information

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COBBETT GREEN

Shelter

CW

KIMBELL RD

Blackwood House

Shelter

Superstore

B1 Sub Sta

Basingstoke Business Centre

0m 10m 20m 30m

