



B & Q

Lister Road, Basingstoke, RG22 4LA

**Prominently located
industrial unit with
substantial parking and yard
area**

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

- Excellent connectivity to A30 and M3
- Large car park and yard
- Eaves height 5.5m
- Adjacent to St Michael's Retail Park
- Close to the new Radius 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 features established industrial users to the south and east, including the new Brighton Hill development. St Michael’s Retail Park lies adjacent to the south.

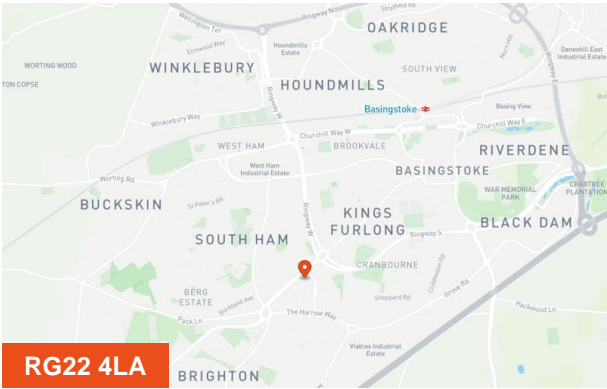
Description

The unit is ideal for a range of industrial 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 substantial yard area currently used as a garden centre, delivery zone and 169 spaces. The unit has a small office on the ground floor with 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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