

GUIDE PRICE
£150,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
17th February 2021



Unit 2 Cartel Business Centre, Stroudley Road, Basingstoke, RG24 8FW

Long leasehold vacant office building totalling approximately 956.23 sq m (10,293 sq ft)

Bid1.

Property Summary

- Long leasehold vacant office building
- Approximately 956.23 sq m (10,293 sq ft)
- Refurbishment opportunity
- Includes 45 parking spaces
- Vacant possession

Location

Basingstoke is the largest town in Hampshire and lies about 17 miles south of Reading and 31 miles north east of Southampton. It is situated immediately to the north of the M3 motorway, from which it can be accessed via junctions 6 and 7 with the A339 and A33 providing access to the town. Basingstoke railway station is about 1.5 miles from the property providing regular direct services to London Waterloo as well as regional rail services.

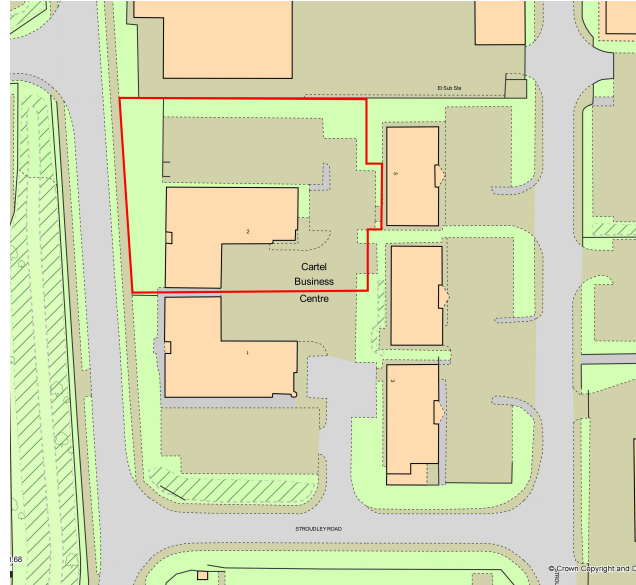
Cartel Business Centre occupies a prominent position adjacent to Wade Road on the Daneshill Industrial Estate, one of the principal commercial estates in the town. Stroudley Road runs west from Wade Road with the property lying in the north east corner of the site. Nearby occupiers include Travis Perkins and Enterprise Rent-A-Car.

Description

A purpose-built two office storey building forming part of a development of five stand alone office buildings. The building totals 956.23 sq m (10,293 sq ft) over two floors and is accessed via a large entrance hall. The building is in need of complete refurbishment but may also offer alternative use potential, subject to obtaining the necessary consents. A passenger lift serves the building and externally there are 45 designated parking spaces.

Tenure

Long leasehold for a term expiring 26/04/2110 (89 years unexpired) at a ground rent geared to 15% of the open market rental value and currently £12,600 per annum.



VAT

Refer to the legal pack

EPC

Rating 72 Band C

Local Authority

Basingstoke and Deane Borough Council
01256 844844
www.basingstoke.gov.uk/planning

Address	Accommodation	Size
Unit 2	Ground floor offices First floor offices	463.39 sq m (4,988 sq ft) 464.60 sq m (5,001 sq ft)
TOTAL		956.23 sq m (10,293 sq ft)

The auctioneers have not measured the property. All floor areas have been provided by the vendor.

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