



**UNIT 3**  
**HATCH WARREN RETAIL PARK**  
**WALLOP DRIVE**  
**BASINGSTOKE**  
**RG22 4TT**

**RETAIL WAREHOUSE AVAILABLE**  
**OPEN A1 NON FOOD PLANNING**

## LOCATION

Hatch Warren Retail Park is located off the A30, 1.5 miles north of J7 of the M3.  
The retail park adjoins a full line J Sainsbury superstore & PFS.

## ADJACENT RETAILERS

Argos, Pets at Home, Dreams, Mothercare World, American Golf and J Sainsbury.

## SIZE

Ground Floor GIA: 520 sq m (5,596 sq ft)

## LEASE

The lease is due to expire 05/06/2019. The passing rent is £95,370 per annum exclusive.

## RATES

Rateable Value: £90,500

UBR (2016/17): 49.7p

Rates Payable: £44,978



Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

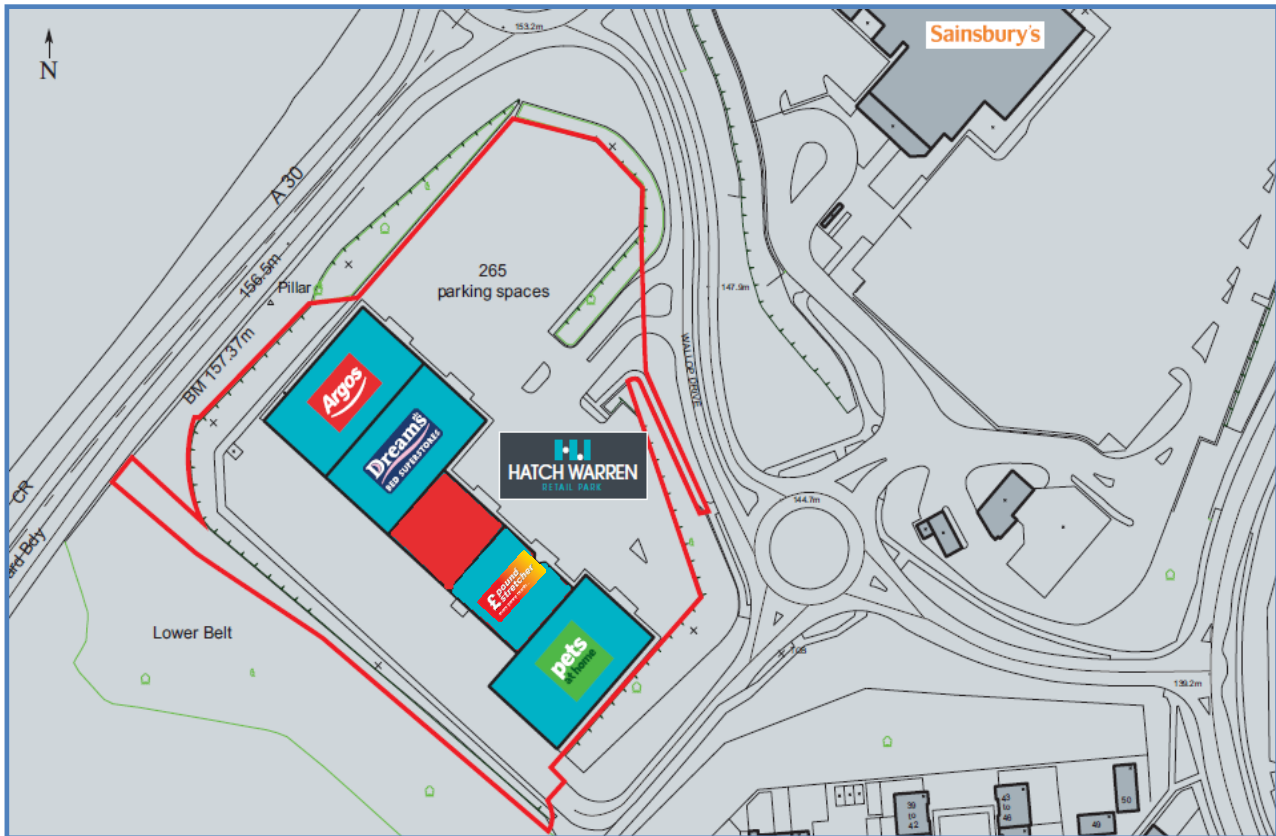


For further details:

**020 7569 9900**

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# HATCH WARREN RETAIL PARK, BASINGSTOKE, RG22 4TT



## EPC AVAILABLE UPON REQUEST

*Please note that the staff are unaware of the availability of this property, therefore for further information or to arrange an inspection please contact us. February 2015.*

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