

**Hatch Warren Retail Park
Basingstoke
RG22 4TT**



**RETAIL WAREHOUSE AVAILABLE
OPEN AI 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. Retailers include Argos, Dreams, Poundstretcher, Bensons for Bed and Pets at Home.

Accommodation

The premises comprise a purpose built retail warehouse unit designed over ground floor level, providing the following approximate gross internal floor area:-

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

Tenure

The lease is due to expire 05/06/2019 without further rent review. The passing rent is £95,370 per annum exclusive.

Rates

Rateable Value: £90,500

UBR (2016/17): 49.7p

Rates Payable: £44,978

Viewing

Please contact the SMART 4 office for further information or to arrange an inspection.



WWW.SMART-4.CO.UK | [@SMARTUKRETAIL](https://twitter.com/SMARTUKRETAIL)

For further details

020 7569 9900

EPC available on request

Subject to Contract and 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.

HATCH WARREN RETAIL PARK, BASINGSTOKE, RG22 4TT

