



# Devonshire Business Park

Knights Park Road | Houndmills | Basingstoke

## **NEW** **INDUSTRIAL / WAREHOUSE** **& BUSINESS UNITS**



**FOR SALE or TO LET**

**UNIT SIZES FROM**  
**1,557 sq ft (144 sq m)**

**7 UNITS LET OR SOLD ON COMPLETION**

### **SPECIFICATION**

- Steel portal frame construction
- 6.5 metre eaves to single storey units
- Floor loadings of 30Kn/sq.m.
- 3 compartment skirting trunking to first floor offices
- Electrically operated loading doors
- Ducting for telecoms
- Double glazing
- Reserved car parking spaces



**A Devonshire**  
**Development**  
**020 7722 1199**



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Devonshire Business Park is a brand new scheme of 17 high specification units of modern and attractive architectural design. A series of industrial/warehouse units are provided, together with two storey business premises which combine ground floor storage/production with first floor offices. Units can easily be combined to meet the requirements of larger organisations. The site is landscaped, and parking is provided adjacent to each building, in addition to loading facilities.

## LOCATION

Basingstoke is strategically positioned 45 miles south west of London, served by junctions 6 & 7 on the M3 motorway.

The town boasts a highly efficient road system and a fast and frequent rail service to Waterloo.

Devonshire Business Park is located within Knights Park Road on the Houndmills Industrial Estate, approx. 1 mile to the north west of

Basingstoke town centre and railway station – a direct link is offered via Kingsclere Road.

The northern section of the ring road is accessible within half a mile, and provides rapid access to junction 6 of the M3. The area is served by a nearby bus route, a small branch of HSBC and a newsagent. Nearby occupiers include major warehouse distributors such as Debenhams and Sainsburys, and smaller trade counter outlets such as Topps Tiles, Kwik-Fit, Plumbase and Central Tyres.

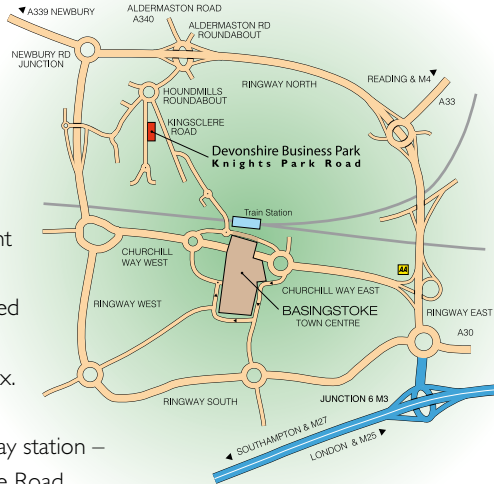
## TERMS

Units are available For Sale or To Let. Prices and rental figures are available upon application to the joint agents.

**baker davidson thomas**  
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www.woodford.co.uk  
e-mail: pfw@woodford.co.uk

**Kingstons**  
Commercial Property Consultants  
**01483 572999**  
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## SCHEDULE OF AREAS

### Industrial / Warehouse Units

Unit	Ground Floor sq ft	First Floor Office sq ft	Total sq ft	Total sq m
1	2,358	1,326	3,684	342
2	1,723	–	1,723	160
3	1,723	–	1,723	160
4	1,723	–	1,723	160
7	SOLD TO FLOOR HEATING LTD			
8	SOLD TO FLOOR HEATING LTD			
9	SOLD TO M & T HOLDINGS			
10	LET TO PRINTWISE			
11	1,557	–	1,557	144
12	1,557	–	1,557	144
13	1,840	853	2,693	250

### Business Units

Unit	Ground Floor sq ft	First Floor Office sq ft	Total sq ft	Total sq m
5	SOLD TO FACTORY FIRST LTD			
6	1,078	1,078	2,156	200
14	1,167	1,167	2,334	217
15	1,167	1,167	2,334	217
16	SOLD TO ST JOHN AMBULANCE			
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**Finance Act 1989:** Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.