

# OFFICES - TO LET ADJACENT TO RAILWAY STATION AND TOWN CENTRE SHOPPING

4,322 or 8,762 or 13,462 sq ft

(402 - 814 - 1,251 Sq metres)



**CLIFTON HOUSE, BUNNIAN PLACE, BASINGSTOKE, RG21 7JE**



*Photo depicts proximity to railway station,  
taken from Clifton House car park.*

- To be fully refurbished
- Available as individual floors, combinations of floors, or as a self contained building
- Open plan format around a central service core
- **59 car parking spaces** (ratio of 1:228 sq ft net)
- Prime sustainable central location

**baker  
davidson  
thomas**

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*Offices also in Camberley*

## LOCATION

Transportation and communications are second to none insofar as Clifton House occupies a key position on Alencon Link, diagonally opposite the entrance to the mainline railway station and adjacent to other town centre facilities and the main shopping area. Despite being 100 metres from the railway station, the property is also offered with 59 car spaces, complementing its accessibility from junction 6 on the M3 motorway, within a mile and a half.

## JOURNEY TIMES

Approximate distances by car:

Reading	17 miles
Heathrow	33 miles
Southampton	33 miles
Central London	52 miles
Gatwick Airport	61 miles

Approximate travel times by rail:

Woking	18 mins
Southampton	31 mins
Reading	20 mins
London Waterloo	47 mins
Birmingham	135 mins

## BRIEF DESCRIPTION

The office space is arranged over 3 floors with ground level parking accessed from Bunnian Place. The internal configuration of the floor plates provides for an L-shape design around a central service core. Access points from the core allow further subdivision if required. Construction materials include traditional brickwork beneath a mansard roof covering, ribbon windows to 2 floors and a canopy feature above the main entrance doors.

## FLOOR AREAS

Net internal floor areas are subject to on site measurement but are approximately:

	Sq m	Sq ft
Ground level	401.51	4,322
First floor	412.48	4,440
Second floor	436.63	4,700
<b>Total Area</b>	<b>1,250.62</b>	<b>13,462</b>

## AMENITIES

The refurbishment of the building will provide for an overhaul of the gas fired central heating system, overhauled windows, new suspended ceilings and lighting, underfloor three compartment trunking and perimeter skirting, complete redecoration and re-carpeting.

## LEASE TERMS & COSTS

A new lease will be available from the landlord on terms to be agreed. Rental guide - £15.00 per sq ft per annum net internal. Rates payable for the financial year April 2010 - 2011 are provisionally £36,756, reflecting just £2.73 per sq ft pa. However, prospective occupiers are advised to make their own enquiries via the Council on 01256 844844.

## LEGAL COSTS & VIEWINGS

Each party will bear their own legal costs. Viewings can be arranged by appointment with the joint sole agents:



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Ref:RT/ss/Clifton House(01.03.2010)

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