



**FIRST FLOOR OFFICE SPACE
TO BE REFURBISHED
IN BUSINESS PARK LOCATION**

**6,144 sq ft (570.78 sq m) with 44 parking spaces
TO LET – NEW TERMS**



**FIRST FLOOR OFFICES, UNIT 1 NORTHGATE,
HAMPSHIRE INTERNATIONAL BUSINESS PARK
CROCKFORD LANE, BASINGSTOKE, RG24 8WH**

- Last remaining space following letting of ground floor premises to Macmillan Publishers
- Superb parking ratio of 1:140 sq ft (*plus potential for further double parking*)
- Business park location with roadside visibility
- Dedicated and refurbished reception area
- To be comprehensively refurbished (with a VRV comfort cooling system if required)
- Well maintained site
- New lease terms available

LOCATION:

Basingstoke lies approximately 45 miles south west of London and is served by junctions 6 & 7 of the M3 motorway, easy access is afforded to Heathrow, Gatwick and Southampton airports. Fast and frequent rail services run to the heart of London (Waterloo is 45-50 minutes travel time). The internal road system is highly efficient and the Festival Place Shopping Centre is regarded as one of the most successful retail developments in recent years. To view the approximate location of the building go to www.multimap.com and type in the postcode **RG24 8WH**.

Northgate occupies a 1.35 acre plot on the northern edge of Hampshire International Business Park, adjacent to Chineham Park. The A33 Reading Road and the town's ringroad combine to offer swift access to the M3 and M4 motorways, in approximately 6 and 20 minutes respectively. The town centre and railway station are also accessible within 5-10 minutes. The Chineham Park amenity centre (to include a bistro, gym and day nursery centre) is approximately ½ a mile away.

DESCRIPTION:

In its entirety, Northgate provides a pair of semi-detached buildings, constructed with brick and blockwork beneath a pitched and tiled roof line, and with elevations incorporating tinted double glazed windows. Around 75% of the floor space in the building is now let, leaving only 1st floor office accommodation served by an independent ground floor reception area and 44 car parking spaces.

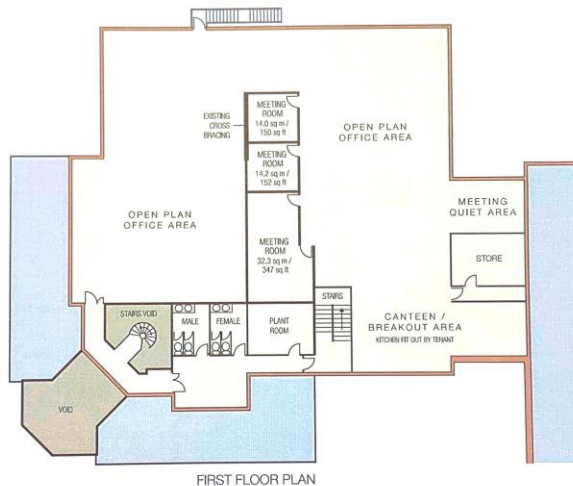
The offices will be refurbished to include a new VRV comfort cooling system, full redecoration and re-carpeting. Further fit out works are possible by negotiation.

Parking is a significant attribute at a ratio of 1:140 sq ft, with opportunities for double parking if necessary.

ACCOMMODATION: The net internal floor area is **6,144 sq ft (570.78 sq m)**

NORTHGATE

Existing first floor layout plan



EPC Rating

C 51-75 **75** This is how energy efficient the building is.

LEASE: The property is offered To Let on new terms to be agreed directly from the landlord.

RENT: A guide rent is offered between £14.00 - £16.00 per sq ft, subject to further knowledge of the tenant's exact requirements.

ENERGY RATING: The overall property has an energy rating of C (75).

RATES: Business rates are currently being reassessed. Previous assessments reflected approximately £4.00 per sq ft payable for the building in its entirety, but this figure should not be relied upon. Interested parties may wish to make further enquiries of the Council's rating department on 01256 844844.

VIEWING: Strictly by appointment through the sole agents:



Email: richard.thomas@bdt.uk.com



Ref: RT/dal/Northgate/01.09.2020

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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.