

DETACHED COMMERCIAL PROPERTY, SUITABLE FOR A VARIETY OF USES

**EXISTING FLOORSPACE OF
27,000 Sq Ft Gross Internal (2,509 Sq M)**

**Scope to increase to approx.
35,500 SQ FT of office space**



- To Let (may sell)
- Self contained plot within business park
- Site area approx 0.54 hectares (1.35 acres)
- 74 marked car spaces (scope to increase)
- Air conditioning
- Feature reception area (being upgraded)
- Potential for a variety of uses and sizes (see over)



7 Faraday Office Park, Faraday Road, Basingstoke,
Hampshire RG24 8QQ Fax: 01256 840900

Offices also in Camberley

BASINGSTOKE AND PROPERTY SITUATION

The town is approx. 45 miles south west of London, served by junctions 6 & 7 of the M3 motorway, easy access is offered 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 shopping/leisure facilities have been upgraded with the advent of the Festival Place redevelopment.

Northgate occupies a self-contained 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 approx 6 and 20 minutes respectively. The town centre and railway station are also accessible within 6 minutes.

PROPERTY DESCRIPTION

The property comprises two adjacent and interlinked buildings. Traditional building materials have been used; blockwork, brick faced elevations, double glazed tinted windows (which are also incorporated within the first floor height of the warehouse section), and steel trusses supporting a pitched tiled roof.

The front building essentially comprises a 'high tech' unit with offices at first floor level supplemented at ground floor with further office space, laboratory/test areas and R & D space. A single loading bay with a full height roller shutter door is located towards the back of this section of the building.

A separate but linked rear building currently provides largely full height warehousing space with an eaves height of approx 6.4 metres (21 feet). A second loading bay offers access into the side section of this unit, again via a full height shutter door.

The landlord is in the process of stripping out existing fixtures & fittings and partitioning from the front building. The rear warehouse has already been cleared. Subject to any required planning consent, the building could be used for a variety of purposes such as:

- (A) Ground floor research, development and/or laboratory space. First floor offices. Full height warehouse section to the rear.
- (B) Ground and first floor fully specified offices with a full height warehouse to the rear.
- (C) Fully specified two storey offices throughout, with or without an additional floor added into the rear building.

Car parking provision surrounds the property and the detached nature of the site allows for additional parking, occupier branding and bespoke security measures.

EXISTING FLOOR AREAS

The existing gross internal floor areas are as follows:

	Sq ft	Sq m
(a) Front Building (and Link section)		
Ground floor offices, reception and toilets	2,576	239
Ground floor lab/R & D areas	6,658	619
First floor offices and toilets	7,625	708
Subtotal	16,859	1,566
(b) Rear Building		
Warehouse/production area (and toilets)	8,859	823
First floor offices	1,289	120
Subtotal	10,148	943
(c) Totals	27,007	2,509

NB: *Alternative floor area combinations are possible, providing scope for up to 35,500 sq ft (3,250 sq m). Further information is available upon application.*

TERMS & RATES

The property is offered by way of a new lease on terms to be agreed. Alternatively our client may consider a freehold sale. Further information upon application.

The 2005 rateable value for the property is £183,000, resulting in rates payable of approx £88,755 per annum (for the financial year April 09-10), although interested parties should make their own enquiries of the Basingstoke Council on 01256 844844.

LEGAL COSTS & VIEWINGS

Each party should bear their own legal costs in any transaction. Viewings by appointment with the sole agents:



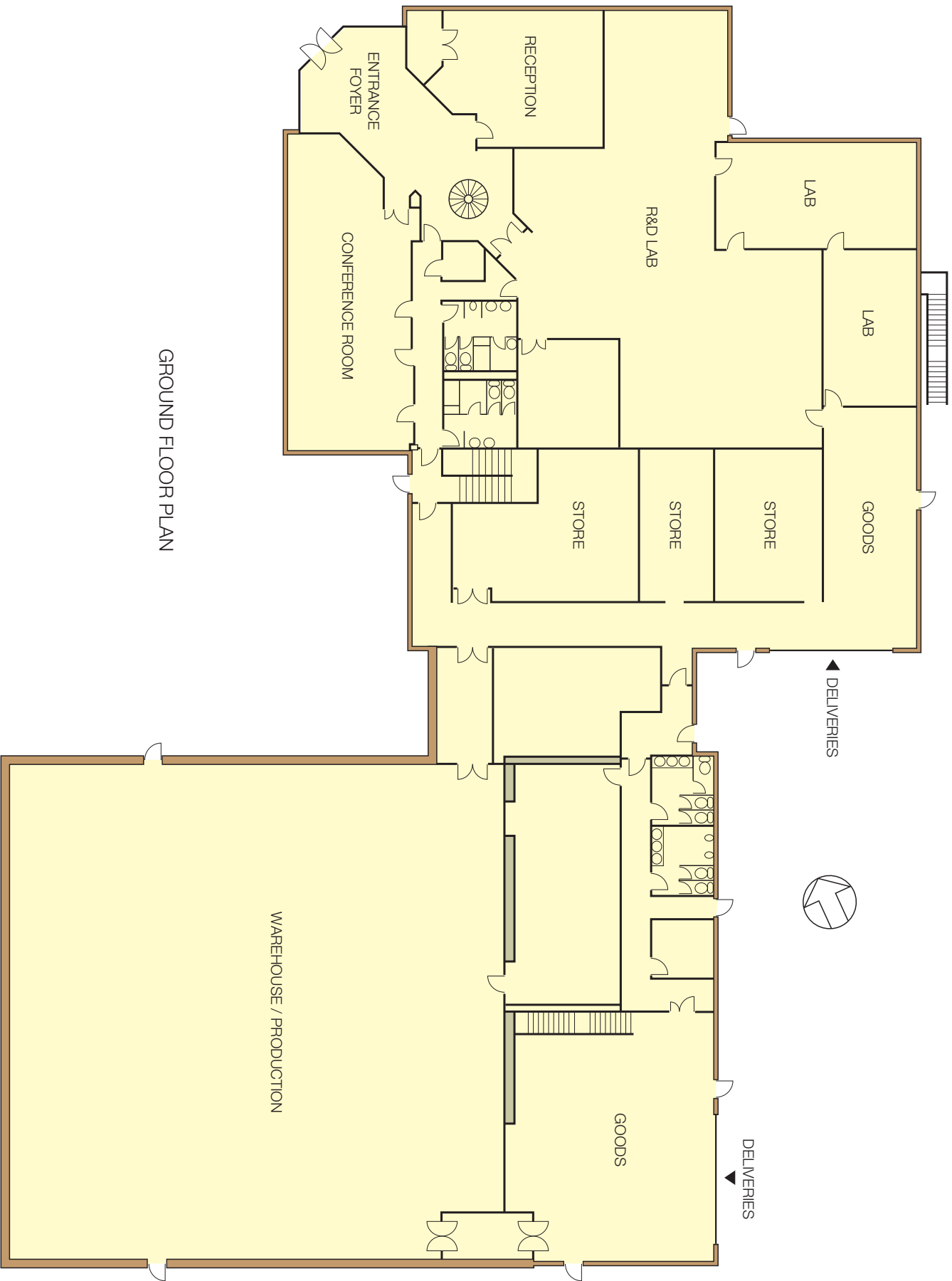
e-mail: richard.thomas@bdt.uk.com



Ref:RT/ss/Northgate(20.01.10)

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GROUND FLOOR PLAN

Plan not to scale