



Intec 3, Levels 1, 2 & 3

Wade Road, Basingstoke, RG24 8NE

Air-Conditioned Offices

9,073 to 28,607 sq ft
(842.91 to 2,657.68 sq m)

- Up to c. 10,000 sq ft single floor plates
- Excellent Parking (130 spaces total)
- Raised floors
- Passenger lifts
- Kitchenettes
- Suspended ceilings
- Full height windows
- Flexible leases

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Summary

Available Size	9,073 to 28,607 sq ft
Rent	£15 per sq ft Guide
Rateable Value	£93,500
Service Charge	Upon Enquiry
EPC Rating	Upon enquiry

Description

Intec 3 is a modern, three storey office building with an imposing full height, glazed atrium with the benefit of 2 passenger lifts. The floors have suspended ceilings, recessed lighting, and raised floors, as well as full height windows. There is air-conditioning throughout the building. The car parking ratio is 1:215 sq.ft , and additional parking may be available.

Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 180,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Intec Business Park is located midway along Wade Road. It is approximately 2 miles north of Junction 6 of the M3 motorway and has easy access to the Ring Road and therefore also to the A33 leading to the M4 and Reading. Chineham District Shopping Centre is within easy walking distance of the development. There are regular bus services along Wade Road providing a direct link from Intec 2 to Basingstoke Bus Station, Train Station, and the Town Centre/Festival Place

Accommodation

The accommodation comprises the following areas:

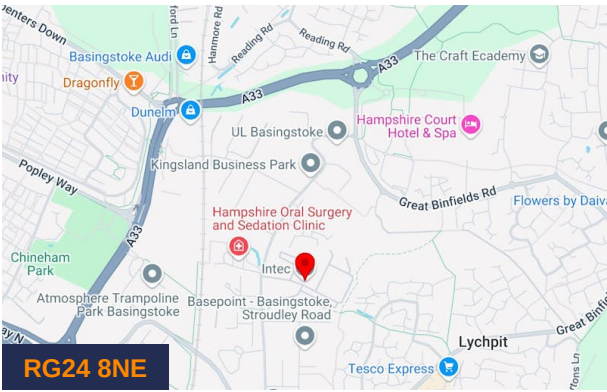
Name	sq ft	sq m	Availability
Ground - Reception/Plant	1,368	127.09	Available
Unit - Level 1	9,083	843.84	Available
Unit - Level 2	9,083	843.84	Available
Unit - Level 3	9,073	842.91	Available
Total	28,607	2,657.68	

Terms

A new flexible lease(s) for a term by arrangement, either on a single floor basis or whole building.

Legal Costs

Both parties' legal costs are to be borne by the ingoing tenant.



Viewing & Further Information



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