



Cromwell Place - Investment

Hampshire International Business Park, Basingstoke, RG24 8YJ

**Exciting Opportunity To
Acquire An Office Located
on a Premier Business Park
in Basingstoke**

10,251 to 31,159 sq ft
(952.35 to 2,894.77 sq m)

- Freehold with vacant possession of 10,251 sq ft
- Contracted rent of £347,772 pax on ground and first floors
- Unexpired term of approximately 2 years to expiry on the let space

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Summary

Available Size	10,251 to 31,159 sq ft
Price	£3,500,000 Subject to contract and exclusive of VAT. A purchase at this level reflects an attractive Net Initial Yield of 9.33% and a low capital value of £112 psf.
Rates Payable	£6.25 per sq ft (Guidance only at this stage)
EPC Rating	D (92)

Description

Cromwell Place is a modern 4-storey, corporate office building constructed in circa 1992. The L-shaped suites benefit from south facing panoramic views towards Chineham and Basingstoke Town Centre. The double height reception provides direct access to all floors by way of two 13-person lifts or the staircase. Recent M&E improvements have included upgrading the chillers and the installation of new boilers for a total cost of £311,032. The second floor is currently vacant and benefits from the existing Cat B fit out. The second floor can be divided to provide suite sizes of approximately 4,000 sq ft or 6,000 sq ft.

Location

Cromwell Place is situated to the north of Chineham Park and forms one of the buildings which comprise the Hampshire International Business Park, located around 3 miles north east of Basingstoke town centre and junction 6 of the M3 motorway. The building is positioned in a parkland setting with amenities nearby including a gymnasium, day nursery centre and a coffee/food outlet.

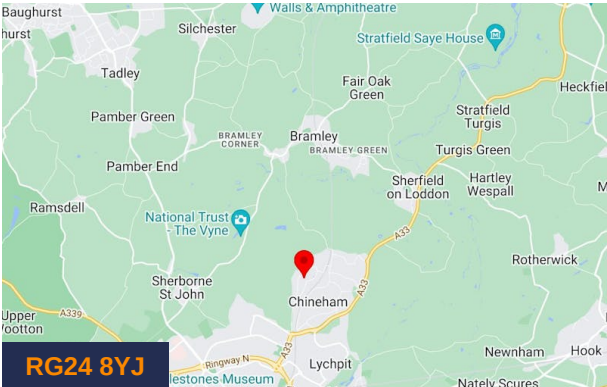
Specification

- Basingstoke is a strategic office location in North Hampshire, located along the M3 corridor which offers excellent connections to neighbouring commercial centres such as London (42 miles north east) and Reading (11 miles north).
- Double height reception area
- Suspended ceilings
- Large kitchen and breakout areas
- Full access raised floors (with floor boxes)
- 4 pipe fan coil air-conditioning
- Two 13 person passenger lifts
- 136 car parking spaces
- Large site area of approximately 1.56 acres (0.63 hectares) with low site coverage.
- Hampshire International Business Park and the adjacent Chineham Park has extensive amenity offering with a gym, day nursery centre and coffee/food outlet

Freehold

VAT

To be sold as a TOGC.



Viewing & Further Information



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