



UNDER OFFER

Worting Park

Church Lane, Basingstoke, RG23 8PY

New Build Nursery Development

5,850 sq ft
(543.48 sq m)

- Long lease of a minimum period of 20 years
- Long Ground Lease potentially available
- Shell and core with capped services
- Situated in the heart of the new Manydown housing development
- The developers are open to input into the design

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Summary

Available Size	5,850 sq ft
Rent	£20 per sq ft
Business Rates	To be assessed
Service Charge	Upon enquiry
VAT	To be confirmed
EPC Rating	Upon enquiry

Description

This is an exciting opportunity for a nursery provider to take on a new lease within a stunning development in Worting, Basingstoke. The development comprises over 104 1,2,3 and 4 bedroom flats and homes and a thriving serviced office/business centre known as "Worting House". The nursery would be conveniently situated at the entrance of the site, making it convenient for working parents and families from within the development, and those travelling from nearby towns and villages.

The nursery is accessed by a large entrance hall with manager's office and meeting room. They propose 4 age specific class rooms, each with their own washing facilities and toilets, as well as an enclosed outdoor play area. There will be a kitchen, staff room, staff toilets and all the ancillary features you would expect with a nursery of this size. The developers plan to finish the building to shell and core with capped services.

Location

Basingstoke lies approximately 45 miles southwest 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 minutes travel time). The internal road system is highly efficient and excellent shopping/leisure facilities support the community and the local economy. There is an immediate catchment in excess of 180,000 population within the Borough.

Terms

- OPTION 1 - The landlord is willing to offer a minimum of a 20 year lease outside of the Landlord and Tenant 1954 Act subject to RPI linked rent reviews.
- OPTION 2 - A Long Leasehold subject to a ground rent scenario could be offered should an operator wish to carry out a build.

Surrounding Build Timeline

The development is undergoing planning and we anticipate the site will complete within 3 years. It is planned to complete the nursery building during this period.

Manydown

Basingstoke and Deane Borough Council and Hampshire County Council are the joint owners of a long lease on 2,000 acres of land at Manydown in the west of Basingstoke. The vision is to create sustainable new communities of connected neighbourhoods developed in a well-planned and coordinated way, combining the best features from Hampshire villages and towns with a contemporary sustainable design. The northern part of Manydown has outline planning permission for a new community of up to 3,520 new homes, 1,400 of which will be affordable, with a 250-acre countryside park. With steps under way to deliver the new community in the north of the Manydown land, the councils are considering how the remaining land to the south.

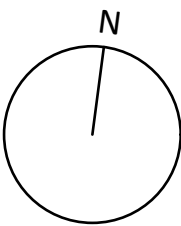


Viewing & Further Information



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Revisions

Notes/Key

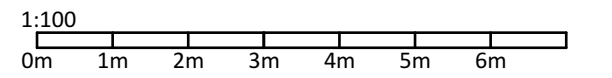
To be read in conjunction with accompanying submission plans and documents for Worthing Park Development

Landscape details as Define Landscape masterplan



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Scale 1:100 at A1 Date August 2022

Drawn DD Checked MP

Client Souththorpe Developments Limited

Project Worthing Park Development Neighbourhood Centre

Drawing Title Proposed Floor Plans

Project Number 12132- P002. - -

Proposed Floor Plans
1:100



North Elevation
1:100



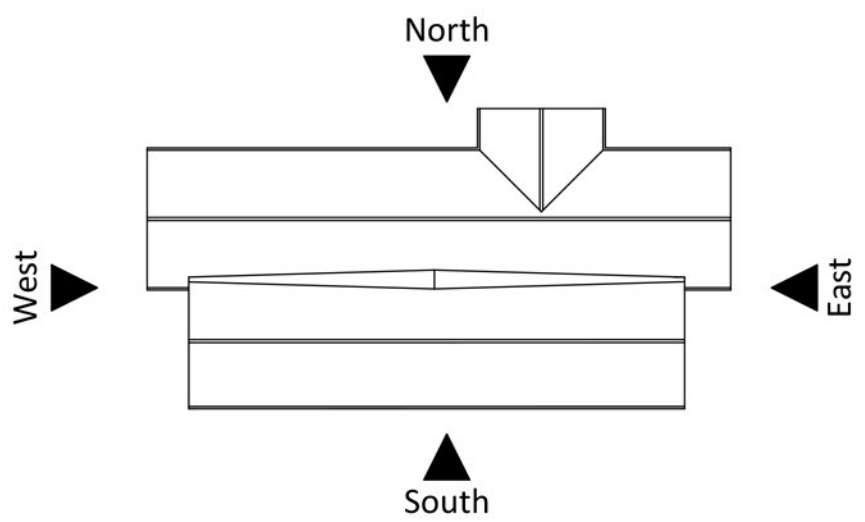
East Elevation
1:100



South Elevation
1:100



West Elevation
1:100



Elevation Key
1:500

Revisions

-

Schedule of External Materials	
1	Orange - Red Facing Bricks
2	Feather Edge Timber Cladding
3	Plain Clay Tile
4	Aluminium Windows and Doors

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1:100	0m	1m	2m	3m	4m	5m	6m
Scale	Date						
1:100, 1:500 at	August 2022						
A1	Checked						
Drawn							

DD MP

Client Souththope Developments Limited

Project Worthing Park Development

Drawing Title Neighbourhood Centre

Proposed Elevations - Nursery

Project Number

12132- P003. - -