



## Centenary House

10 Winchester Road, Basingstoke, RG21 8UG

### TOWN CENTRE OFFICES

**2,454 to 12,740 sq ft**  
(227.98 to 1,183.58 sq m)

- Air-conditioning
- Raised floors
- 45 car spaces
- LED lighting
- EPC B-46

# Centenary House, 10 Winchester Road, Basingstoke, RG21 8UG

## Summary

Available Size	2,454 to 12,740 sq ft
Rent	£19.75 per sq ft excluding utility costs
Rates Payable	£132,700 per annum
Service Charge	£7 per sq ft
EPC Rating	B (46)

## Description

Centenary House is a self-contained modern office building situated in the heart of Basingstoke. It sits within its own site and benefits from VRV air-conditioning, suspended ceilings, raised floors, carpets and LED lighting. The premises are on the whole of the ground floor and currently arranged in open plan and has the benefit of 3 separate entrances. There is parking for 45 cars including an area solely for the use of the tenant.

## Location

Basingstoke lies approximately 45 miles southwest of London and is served by Junctions 6 and 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.

Centenary House is situated on Winchester Road, within close walking distance of the town centre, where there are a wealth of amenities including the Festival Place Shopping Centre. As well as good on-site parking, there is also additional car parking available in the local authority car parks around the town centre including Brinkletts Car Park immediately opposite. The Railway Station is within a 10-minute walk.

## Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m	Availability
Ground - Suite 1	2,454	227.98	Available
Ground - Suite 2	10,286	955.60	Available
<b>Total</b>	<b>12,740</b>	<b>1,183.58</b>	

## Terms

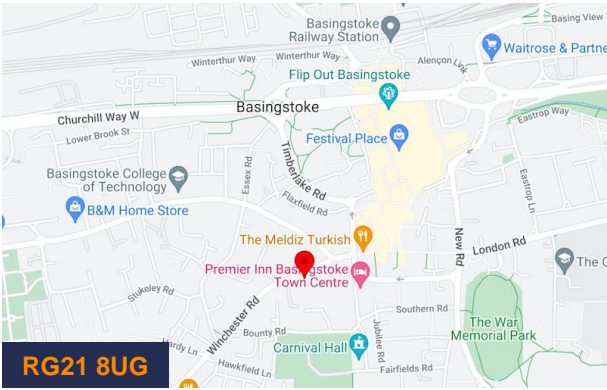
A new lease(s) for a term by arrangement to be contracted outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

## Viewing

Strictly by appointment through the sole agents.

## Agent's Note

Ground floor Suite 2 can be split into suites of 5,393 sq ft and 4,893 sq ft.



## Viewing & Further Information



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