



1st & 2nd Floors 35 Winchester Street

Basingstoke, RG21 7EE

*** USE CLASS E POTENTIAL *** **PROMINENT TOWN** **CENTRE OFFICE SUITES**

700 to 1,457 sq ft
(65.03 to 135.36 sq m)

- Comprehensively Refurbished
- New LED lighting
- New comfort cooling/heating
- Each fully self-contained with own WC's / kitchens
- Prominent location facing inner town centre one-way system
- Good signage potential
- 100% Small Business Rates Relief (subject to status)

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Summary

Available Size	700 to 1,457 sq ft
Rent	£11,200 - £12,100 per annum
Business Rates	Upon Enquiry
Service Charge	TBC
EPC Rating	Upon enquiry

Description

The offices are approached by a double height stairwell which has been upgraded / modernised in recent years. The available accommodation comprises two individual office suites on the 1st and 2nd floors, positioned towards the front of the building facing Winchester Street and New Road. The 1st floor suite comprises a main open-plan office, together with two private offices, separate kitchenette and M & F WC's. The 2nd floor office suite is arranged as all open plan, together with one meeting room, separate kitchenette and M & F W.C's. Prominent signage potential can be offered to occupiers on the Winchester Street and New Road frontages. The Landlord is able to offer 1 car space on licence, nearby on the Winchester Road at £850 per annum plus VAT with the larger suite.

Location

Basingstoke, with a Borough population of approximately 180,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the new highly acclaimed Festival Place shopping centre. Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

The premises are located in a prominent position overlooking Winchester Street and with a return frontage to New Road, part of the inner town centre Ring Road on the western side of the 'Top of Town'. A good number of professional service type occupiers are located in this part of town which offer professional services relating to estate agency, mortgage brokers, estate and letting agents. The building sits within a short walking distance of all of the town centre amenities including the Festival Place Shopping Centre and Railway / Bus Stations.

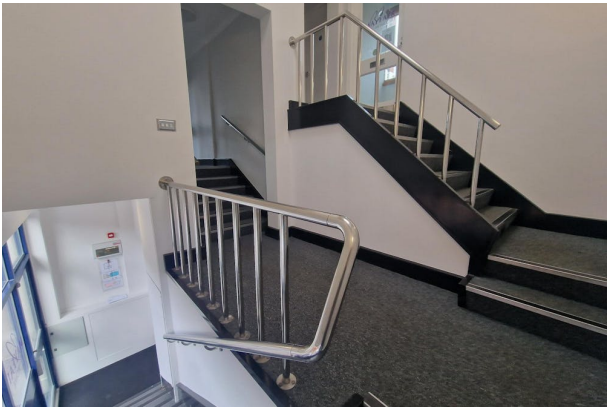
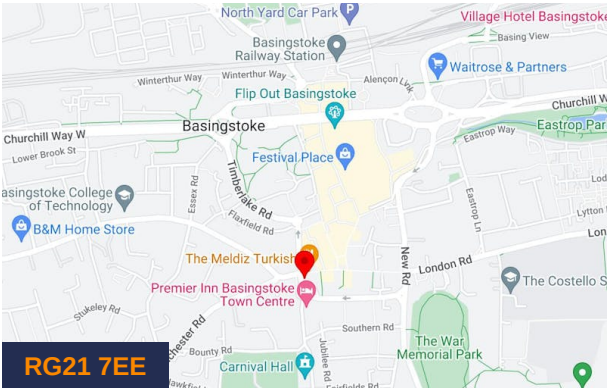
Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Rent	Availability
1st - Suite	Office	700	65.03	£11,200 /annum	Under Offer
2nd - Suite	Office	757	70.33	£12,100 /annum	Available
Total		1,457	135.36		

Viewing

Strictly by appointment through the sole agent.



Viewing & Further Information



Russell Ware
01256 840777 | 07747 846422
Russell.Ware@bdt.uk.com



Andy Gibbs
01256 840777 | 07766 951719
andy.gibbs@bdt.uk.com

