



1 Prisma Park

Berrington Way, Basingstoke, RG24 8GT

Attractive Modern Two Storey Office Building

1,174 to 2,351 sq ft

(109.07 to 218.42 sq m)

- 8 Allocated Parking Spaces
- Good Transport Links to London & South Coast (via M3 J5 & J6)
- High Speed Fibre Broadband
- Use Class E Potential
- Brand new kitchen Installed on First Floor

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Summary

Available Size	1,174 to 2,351 sq ft
Rent	Rent on application
Business Rates	Eligible for 100% small business rates relief. Tenant to make own enquiries.
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Description

1 Prisma Park is an attractive two-storey modern office building located in Basingstoke. The property benefits from a WC, ample parking for 8 cars and an open plan office floor, with glass partitioned boardrooms. The office space is bright and airy with double-glazed UPVC windows on both floors and fluorescent strip lighting throughout.

The property caters for modern working demands with perimeter trunking, high speed internet and broadband capabilities, and open plan workspace.

Location

Basingstoke is North Hampshire's principal commercial centre, supporting a borough population of 185,000 people. Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 motorway. The M4 and Reading can be easily accessed via the A33. The town benefits from a frequent rail service to London Waterloo, with a journey time of approximately 45 minutes.

Accommodation

The accommodation comprises the following areas:

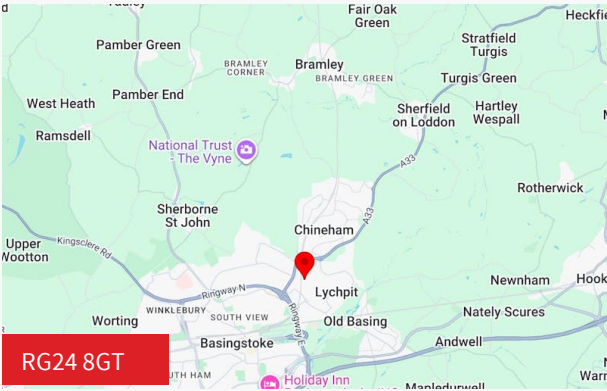
Name	sq ft	sq m	Availability
Ground	1,177	109.35	Available
1st	1,174	109.07	Available
Total	2,351	218.42	

Terms

New Fully Repairing & Insuring lease available to be contracted outside the Security of Tenure & Compensation provisions of the Landlord & Tenant Act 1954 (part II) as amended.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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