

RENT REDUCTION



## Ground Floor Rooksdown House

Southern Road, Basingstoke, RG21 3DZ

**Small Ground Floor Office  
with Potential For Use Class  
E Related Uses (plus 1 car  
space)**

**323 sq ft**  
(30.01 sq m)

- Only £650 pcm inclusive
- Flexible all-inclusive tenancy
- 1 Allocated car parking space
- Refurbished to include LED lighting
- Central town centre location
- Shared kitchen and WC's
- No VAT chargeable
- EPC C-57

# Ground Floor Rooksdown House, Southern Road, Basingstoke, RG21 3DZ

## Summary

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Available Size | 323 sq ft                                                           |
| Rent           | £650 per month inclusive of service charge, utilities and insurance |
| Business Rates | To be confirmed                                                     |
| Service Charge | N/A                                                                 |
| VAT            | Not applicable                                                      |
| Legal Fees     | Each party to bear their own costs                                  |
| EPC Rating     | C (57)                                                              |

## Description

Rooksdown House is a detached building, constructed in 1997, with brick elevations beneath a pitched tiled roof and with timber framed double glazed casement windows.

Room 3 is provided within the ground floor rear which benefits from a large dedicated shared kitchen facility and disabled, male and female toilets. There is 1 allocated car parking space.

## Location

Basingstoke 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 45-50 minutes travel time). The internal road system is highly efficient, and the 'Top of Town' Festival Place Shopping Centre provides a broad range of shopping and food and beverage facilities.

Rooksdown House stands within its own plot immediately to the south of Basingstoke town centre and within walking distance of the “top of town” services, amenities, and shopping. The vehicular approach is via Hackwood Road and Southern Road, the property is therefore approachable from both the north and the south, junction 6 on the M3 being the closest point of access from outside of the town. Southern Road itself is a one way street, heading east to west, linking back into New Road which forms the ‘inner ringroad’ around the epicentre of the town.

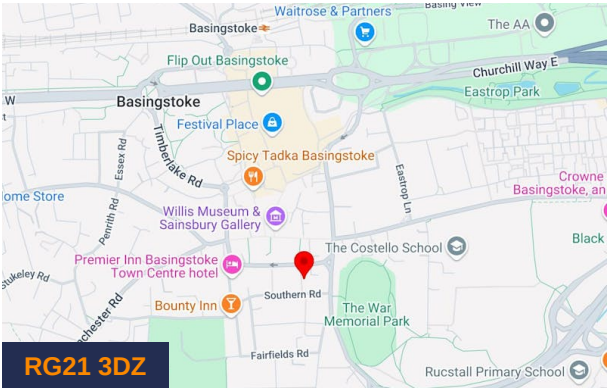
## Accommodation

The accommodation comprises the following areas:

| Name            | sq ft | sq m  | Availability |
|-----------------|-------|-------|--------------|
| Ground - Room 3 | 323   | 30.01 | Available    |

## Viewings

Through sole agents.



## Viewing & Further Information



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