



Units 2 & 3 Millennium House

Vickers Business Centre, Priestley Road, Basingstoke, RG24 9NP

TWO INDIVIDUAL OFFICE SUITES, LOCATED ON THE POPULAR VICKERS BUSINESS CENTRE

1,443 to 2,916 sq ft
(134.06 to 270.91 sq m)

- Flexible lease terms
- Modern detached building
- Popular well managed business estate with on site manager
- 6 car parking spaces (per suite)
- Onsite amenities such as hairdressers/cafe
- DDA lift & WC
- Comfort cooling in Suite 3

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Summary

Available Size	1,443 to 2,916 sq ft
Rent	£26,000 - £53,000 per annum
Business Rates	Rateable Value - No. 2: £20,750, No. 3: £25,750
EPC Rating	Upon enquiry

Description

Millennium House is a detached office building developed in the early to mid 2000's and constructed using traditional building materials such as brick elevations and tin roof. The building offers 4 self contained office suites (2 suites per floor). Millennium House forms part of the wider business centre known as Vickers Business Centre which offers flexible office/warehouse accommodation.

Location

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. Basingstoke is a major centre for commerce and industry with many national companies located here and it benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 185,000.

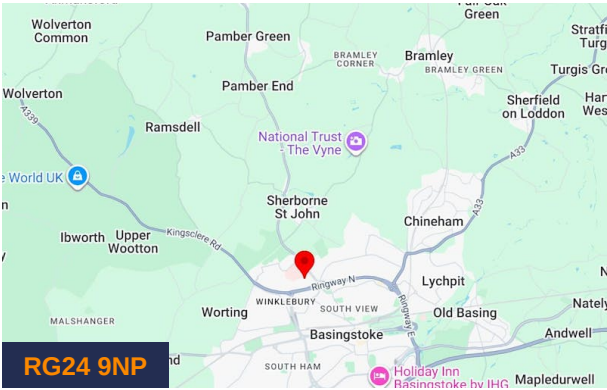
Vickers Business Centre is located on the west side of Priestley Road, within a short distance of the junction of the Aldermaston Road (A340) and is therefore very easily accessible to the Ring Road system. Junction 6 of the M3 is approximately 2 miles distant. There is good access to both Reading at junction 11 of the M4 via the A33. Vickers Business Centre comprises mixed offices and industrial units on a 4 acre site.

Terms

A new effective FRI lease for a term by arrangement and contracted outside of the Landlord & Tenant Act 1954 Part II (as amended).

Viewings

Strictly through appointment with the sole agents.



Viewing & Further Information



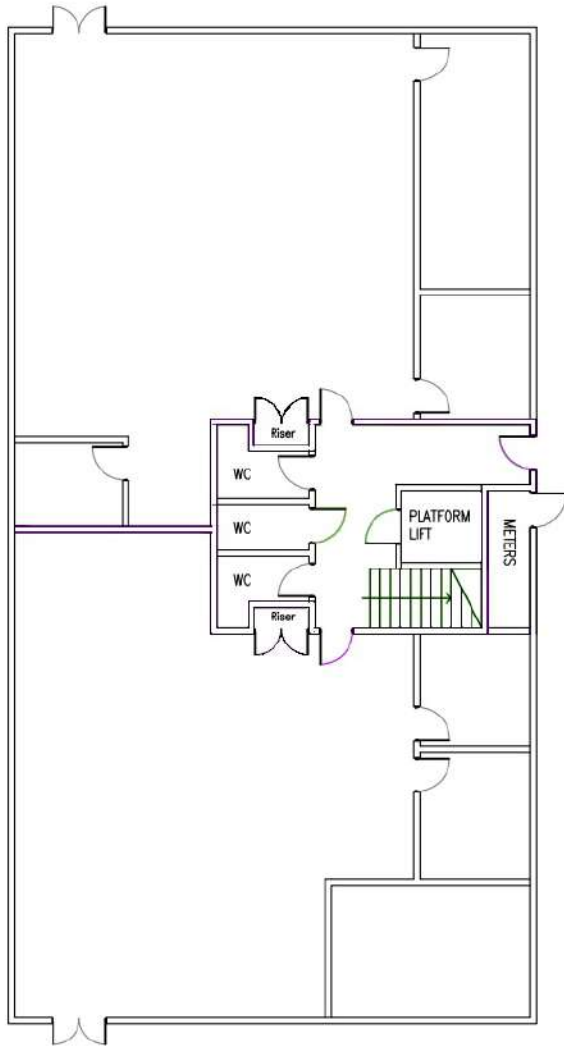
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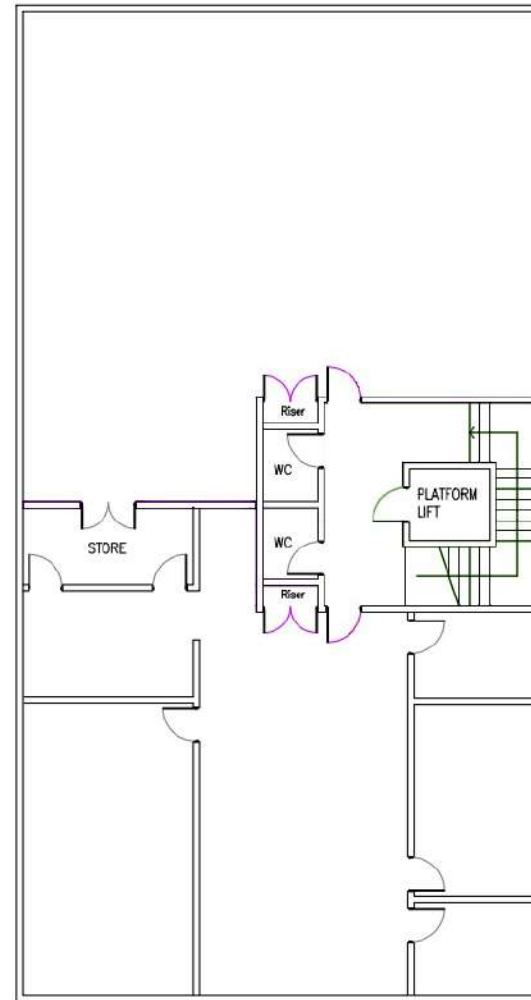
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MILLENIUM HOUSE GROUND FLOOR PLAN



MILLENIUM HOUSE FIRST FLOOR PLAN

To be read in conjunction with
all Architects, Engineers and
Specialists drawings.
No NOT scale.
in detail ASK

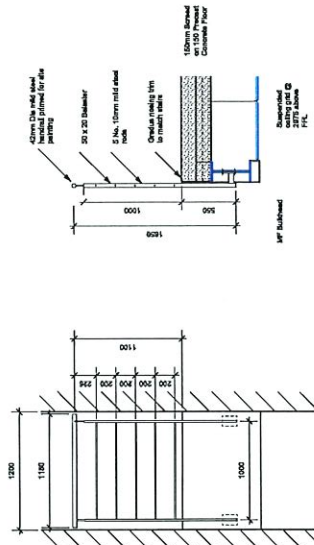


As Built Record Issue

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Specialists drawings.
No NOT scale.
in detail A3K



All Built Record Issue



REV 2/7	As per Revised Drawing	DATE	16.10.08
Office: First Floor General Arrangement:			
REV	As per	DATE	
REV	As per	DATE	
Viscon Business Centre			
Ladies Engineering			
REV	As per	DATE	December 2005

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Offices
First Floor Plan