



## Sterling House

Stroudley Road, Basingstoke, RG24 8UG

### Attractive Office Suite 'Fully Inclusive Flexible Terms'

**1,189 sq ft**  
(110.46 sq m)

- **FULLY INCLUSIVE RENTAL**
- Established 'Business Centre'
- Mainly open plan plus meeting room
- Excellent natural light
- Heating and cooling via air conditioning system
- Feature LED light fittings
- Fully carpeted
- Security access system

# Sterling House, Stroudley Road, Basingstoke, RG24 8UG

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 1,189 sq ft                        |
| Rent           | £29,000 per annum                  |
| Business Rates | Included                           |
| Service Charge | Included with utilities            |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

Sterling House is a detached office and warehouse facility positioned in Stroudley Road close to its junction with Wade Road on the Daneshill Estate to the northeast of the town. The Ring Road is accessible at the Reading Road roundabout, within approximately half a mile, and the town centre and/or motorway junction are a further one mile distant.

The available offices are arranged at 1st floor level and approached via the shared entrance lobby and reception area into the building. Natural light and air conditioning is provided throughout the suite, together with high quality LED light fittings. The suite is well presented and benefits from shared use of a decent kitchen and refurbished toilet facilities. There are 6 allocated car parking spaces.

## Location

Basingstoke is a major centre for commerce and industry with a Borough population of approximately 185,000. The town is 45 miles to the southwest of London adjacent to junctions 6 & 7 of the M3 motorway. There is also a fast and frequent rail service to London Waterloo (approx. 45 minutes) from Basingstoke.

## Accommodation

The accommodation comprises the following areas:

| Name                       | sq ft | sq m   | Availability |
|----------------------------|-------|--------|--------------|
| 1st - Floor                | 1,000 | 92.90  | Available    |
| 1st - Floor - Meeting Room | 189   | 17.56  | Available    |
| Total                      | 1,189 | 110.46 |              |

## Terms

A new lease is available on terms by agreement to include basic rental, all utility bills including gas, electricity, water, waste collection plus business rates.



## Viewing & Further Information



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