



## Clifton House

Bunnian Place, Alencon Link, Basingstoke, RG21 7JE

### First Floor Offices with Parking

**4,560 sq ft**  
(423.64 sq m)

- Predominantly open plan
- Kitchen / Break out area
- 8 person passenger lift
- WC facilities on each floor
- Suspended ceilings, carpeting throughout plus air-conditioning
- Onsite parking for 19 cars
- **Available May 2026**

# Clifton House, Bunnian Place, Alencon Link, Basingstoke, RG21 7JE

## Summary

<b>Available Size</b>	4,560 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Rateable Value</b>	£56,500
<b>Service Charge</b>	£8 per sq ft approximately. Excluding metered electricity
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (73)

## Description

Clifton House comprises a 3-storey office building offering accommodation over ground and 2 upper floors. The predominantly open plan suite is accessed through a communal ground floor reception and common parts which also provide WC facilities on each floor. An 8 person Stannah lift serves the entire building. Amenities include air-conditioning, suspended ceilings incorporating recessed lighting and carpeting throughout. Externally, there is allocated parking for 19 cars which provides a ratio of 1:240 sq ft.

## Location

The property is prominently located next to Basingstoke Railway Station and within walking distance of town centre amenities.

Alencon Link provides a direct route to Eastrop Roundabout for efficient access to the town's ring way system with junction 6 of the M3 motorway approximately 1.5 miles distant.

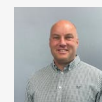
Basingstoke is 45 miles to the southwest of London, adjacent to junctions 6 & 7 of the M3 motorway, the M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo timetabled with a fastest journey time of 45 minutes. Basingstoke with a Borough population of approximately 185,000 is a major centre for commerce and industry, having attracted several international and national companies who enjoy the diverse range of leisure/recreational facilities and the highly acclaimed Festival Place Shopping Centre.

## Terms

A new full repairing and insuring lease is available on terms by negotiation. The lease will be contracted outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

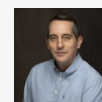


## Viewing & Further Information



### Andy Gibbs

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



### Russell Ware

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



