



5 Elmwood

Chineham Park, Basingstoke, RG24 8WG

FULLY FITTED/FURNISHED BUSINESS PARK OFFICE BUILDING OVER GROUND & FIRST FLOORS & 23 CAR SPACES

2,105 to 4,216 sq ft
(195.56 to 391.68 sq m)

- Located within Chineham Business Park, Basingstoke's leading business park location
- Well connected to J6 of M3 and J11 of M4 (via A33)
- Modern fit out
- Quasi/tech/light assembly suitable for storage type uses
- Subsidised bus service to town centre, coffee shop, gym, nursery, community events

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Summary

| | |
|-----------------------|----------------------|
| Available Size | 2,105 to 4,216 sq ft |
| Rent | £75,564 per annum |
| Rates Payable | £34,410 per annum |
| Rateable Value | £62,000 |
| Service Charge | £1.75 per sq ft |
| EPC Rating | Upon enquiry |

Description

The Elmwood phase is situated in a pleasant landscaped setting and provides a self-contained fully fitted/furnished office building over ground and first floors. The ground floor provides a smart/modern reception area with feature glass and stainless steel staircase. The ground floor office area is mainly open plan, together with 3 private offices, kitchen / breakout area, male, female and disabled W.C.'s. The first floor has been fitted to provide a mixture of open plan, central reception area, break out space, 3 private offices, large professional boardroom and separate meeting room.

Location

The building itself is prominently located at the entrance to Chineham Park, a 90-acre parkland setting with superb public transport links including a free bus service connecting tenants directly to and from the nearby Basingstoke train Station. Chineham Park also benefits from an onsite co-working hub and café – The Exchange (Gather & Gather) – as well as a nursery and gym.

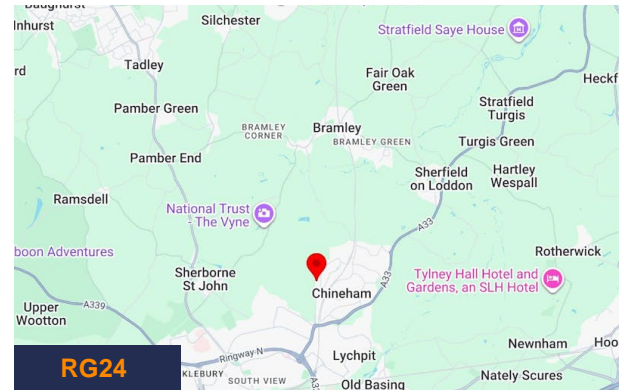
Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke is a major centre for commerce and industry with many national companies located here, benefitting from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 185,000.

Amenities

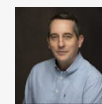
- Modern fit out
- Mix of open plan and mixed sized meeting / board rooms
- Good car parking (23 spaces)
- LED lighting
- Prime Business Park Location
- Park amenities include: Coffee Shop, Gym, Children's Nursery
- Air conditioning
- Gas central heating
- Raised floors + data/comms ('plug & play opportunity')

Terms

Our clients are wishing to assign their leasehold expiring on 31st January 2029. Alternatively, a new longer lease will be available directly from the landlord. The lease permits sub-letting on a 'floor by floor' basis from 2,105 sq ft (195.6m).

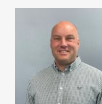


Viewing & Further Information



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