



First Floor

26 London Street, Basingstoke, RG21 7PG

WELL FITTED TOWN CENTRE OFFICE SUITE INCLUDING 3 CAR SPACES

1,233 sq ft
(114.55 sq m)

- Secure car parking (3 spaces)
- Potential Use Class E
- Well apportioned
- Fully modernised to a high specification throughout
- Air conditioning/comfort cooling

First Floor, 26 London Street, Basingstoke, RG21 7PG

Summary

Available Size	1,233 sq ft
Rent	£19,500 per annum
Rates Payable	£7,110.75 per annum
Rateable Value	£14,250
EPC Rating	Upon enquiry

Description

26 London Street is situated towards the top end of London Street, near to the Basingstoke & Deane Borough Council offices, directly adjacent to Phillips Solicitors. The accommodation offers a high specification first floor office suite, which has been comprehensively modernised. The suite is fully self-contained with its own prominent entrance facing London Street, which leads to the first floor. Internally the accommodation is well apportioned to provide a reception area, and a mixture of open plan, together with one large board/training room, as well as two additional private offices. The space benefits from male and female WCs together with a kitchen area. There is secure parking for 3 cars to the rear, which is accessed via Jacobs Yard, with a right of way under Vita House, it is fully secured by way of an electric roller shutter, operated using an electronic fob.

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, with a Borough population of approximately 180,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

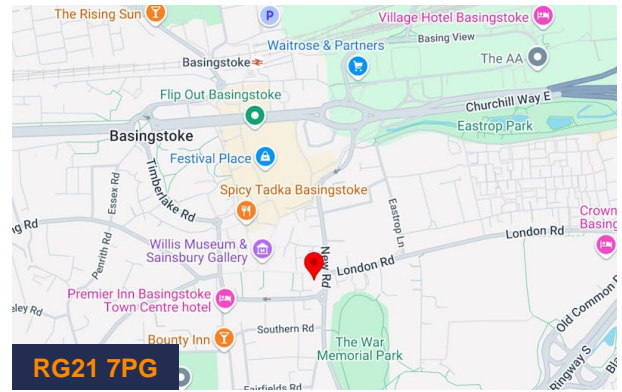
The premises is situated in a prominent position on the east side of Church Street in the pedestrianised town centre, close to the entrance of Festival Place Shopping Centre. It is within close proximity to the town centre car parks.

Amenities

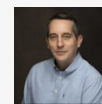
- Fully self-contained with M/F WC's and kitchen
- Feature lantern /sky light to the main open plan office
- Fully data-cabled (not tested)
- Strong signage/branding potential facing London Street
- Period features to include timber beams, a mixture of LED and fluorescent lighting
- Fully self-contained to include ground floor entrance lobby, male and female WCs and kitchen facility
- Fire/intruder alarm (not tested)

Terms

A new effective fully repairing and insuring lease for a term to be agreed, and to be contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

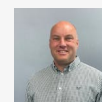


Viewing & Further Information



Russell Ware

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



Andy Gibbs

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

