

E (Commercial / Business / Service), Office

TO LET

COMPETITIVE RENTAL TERMS



Unit 2A Chineham Point

Crockford Lane, Basingstoke, RG24 8NA

Studio/Office Premises
located at the entrance to
Chineham Business Park.

1,794 sq ft
(166.67 sq m)

- Self-contained first floor office/studio
- Comprehensively refurbished
- 4 car parking spaces
- Suitable for arrange of uses within Use Class E

Summary

Available Size	1,794 sq ft
Rent	£18,000 per annum
Business Rates	To be reassessed
Service Charge	N/A
Estate Charge	Upon Enquiry
EPC Rating	B (47)

Description

The available accommodation comprises the 1st floor which is accessed from a shared entrance hall. The premises are open plan, with toilet facilities and capped services for a teapoint.

Externally, there are 4 allocated parking spaces.

Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 180,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Chineham Point is located on Crockford Lane on the approach to Chineham Business Park. The property is approximately 2 miles north east of Basingstoke town centre and has easy access off the A33 Reading road. The M3 motorway junction 6 and the M4 junction 11 are 2 miles and 12 miles distance respectively.

Accommodation

The accommodation comprises the following areas:

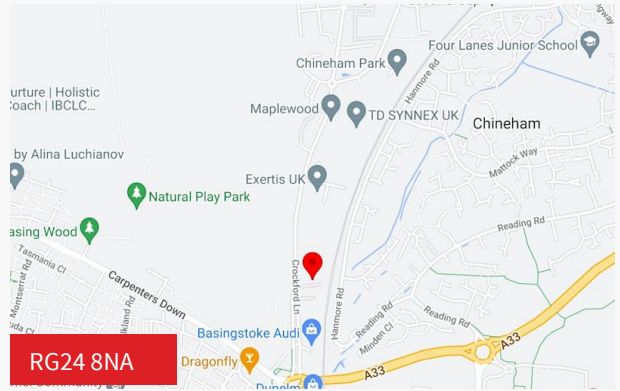
Name	sq ft	sq m	Availability
1st - Offices	1,794	166.67	Available
Total	1,794	166.67	

Viewings

Strictly by appointment through the joint sole agents.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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