

TOP QUALITY AIR CONDITIONED BUSINESS PARK OFFICES - TO LET

WITH AN IMPRESSIVE PARKING RATIO OF
1:206 SQ FT

6,176 - 12,402 Sq Ft



**BRIDGWATER HOUSE, JAYS CLOSE, VIABLES BUSINESS PARK
BASINGSTOKE, RG22 4AX**



- Corporate style offices
- Open plan or partitioned options
- Good visibility/prominence
- Four pipe fan coil air conditioning
- Full access raised floors
- Refurbishment imminent

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BASINGSTOKE

The town lies approximately 45 miles south west of London and is served by junctions 6 & 7 of the M3 motorway, easy access is afforded to Heathrow, Gatwick and Southampton airports. Fast and frequent rail services run to the heart of London (Waterloo is 45-50 minutes travel time). The internal road system is highly efficient and shopping/leisure facilities are much improved, with the Festival Place redevelopment having now established and matured.

PROPERTY DESCRIPTION

Bridgwater House is a modern, three storey office facility situated on the well established Viabes Business Park to the southwest of Basingstoke. It occupies a prominent corner site overlooking the main estate road. STERIS Ltd occupy the ground floor in the building, whilst other major occupiers on Viabes include Sony Broadcast & Professional Europe, Motorola, Huawei, ITT, Salomon Taylor Made and Cardinal Health. The Park is conveniently situated approximately 1 ½ miles from j.6 of the M3 motorway and a short drive from the town centre.

The two upper floors in the building will be refurbished throughout. Specification details are listed below. The 1st floor is to be cleared and left as open plan, whereas the 2nd floor will remain partially partitioned, to include a smart meeting room with balcony feature.

FLOOR AREA

	Sq ft	Sq m	Parking
First Floor	6226	578.40	30
Second Floor	6176	573.75	30
Total (net internal area)	12,402	1,152.15	60

SPECIFICATION/AMENITIES

- Four pipe fan coil air conditioning
- Full access raised floors (with boxes)
- Suspended ceilings with recessed light fittings
- Shared ground floor reception area with security entry system
- Male/female toilets, and shower
- Capped services for kitchen areas
- Passenger lift
- Fully redecorated and re-carpeted
- Existing IT capabilities
- New building signage

TERMS

New lease terms are on offer directly from the landlord at a rent of £14.75 per sq ft per annum. This applies to either individual floors or the combined floor space.

Current rates payable for the building are estimated at £5.50 per sq ft per annum, but further enquiries should be made via Basingstoke & Deane Borough Council's rating department on 01256 844844.

LEGAL COSTS & VIEWING ARRANGEMENTS

Each party will bear their own legal costs in any transaction. Viewings are to be made by arrangement with the joint sole agents:

**01252
710744**

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Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.