

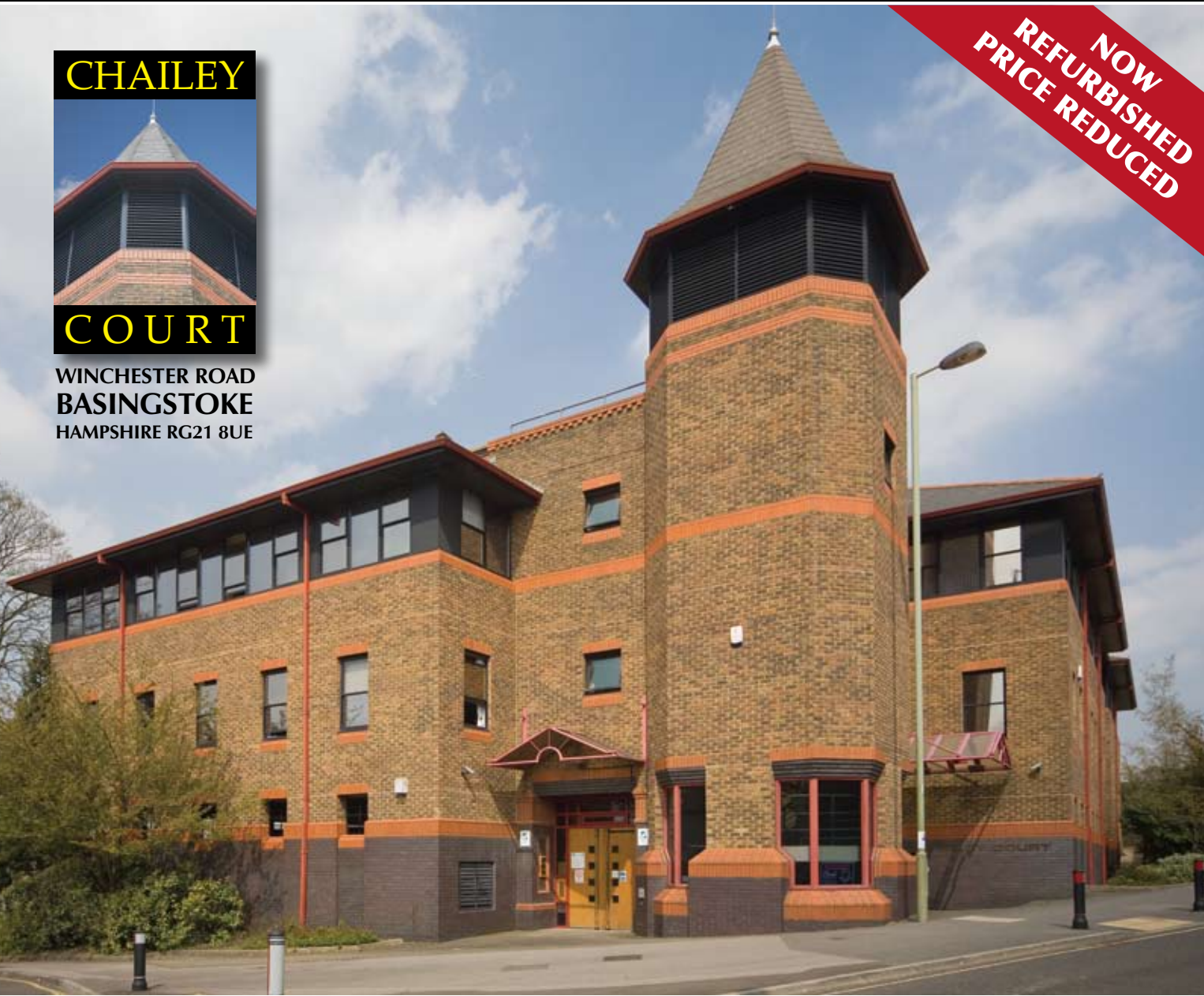
CHAILEY



COURT

WINCHESTER ROAD
BASINGSTOKE
HAMPSHIRE RG21 8UE

**NOW
REFURBISHED
PRICE REDUCED**



A rare opportunity to acquire FREEHOLD self contained offices of 13,295 sq ft (1,235 sq m) in the 'Upper Town' area of Basingstoke, offering 59 car parking spaces



AMENITIES / SPECIFICATION

- Principally open plan office format, but with cellular offices provided in part
- Underfloor compartment trunking
- Gas fired central heating
- Suspended ceilings with recessed lighting
- Existing comms room
- DDA compliant lift
- Boardroom/training room with sliding concertina partition
- Kitchenettes and toilets on upper floors
- Bespoke first floor reception area, with fitted desk
- External security lighting
- 59 marked car parking bays, with barrier entrance control

Due to relocation by



**KINGFISHER
HOUSING
ASSOCIATION**





CHAILEY COURT

WINCHESTER ROAD
BASINGSTOKE
HAMPSHIRE RG21 8UE

LOCATION

Chailey Court is prominently located on Winchester Road in the upper town business district of Basingstoke. A variety of retail premises, banks, restaurants and other town centre amenities are all within easy walking distance. Junction 6 of the M3 motorway is easily accessible approximately 1.5 miles to the south east.

The town itself lies approx 45 miles south west of London, with the M3 motorway offering access

to Heathrow, Gatwick and Southampton airports and the motorway network across the south. Fast and frequent rail services run to the heart of London (Waterloo is 50 minutes travel time).

PROPERTY DESCRIPTION

Attractive, low maintenance materials have been used in the design and construction of Chailey Court. The building is believed to be a steel frame design. The attractive brickwork incorporates double glazed metal sash windows. Accommodation is arranged principally over first and second floors beneath a pitched artificial slate roof. The ground floor offers a dual aspect reception area, a lockup garage and 59 marked car parking bays (approximately 50% of which are under cover).

TERMS

The property is offered either FOR SALE or TO LET - freehold price and rent upon application. Lettings of individual floors will also be considered.

RATES

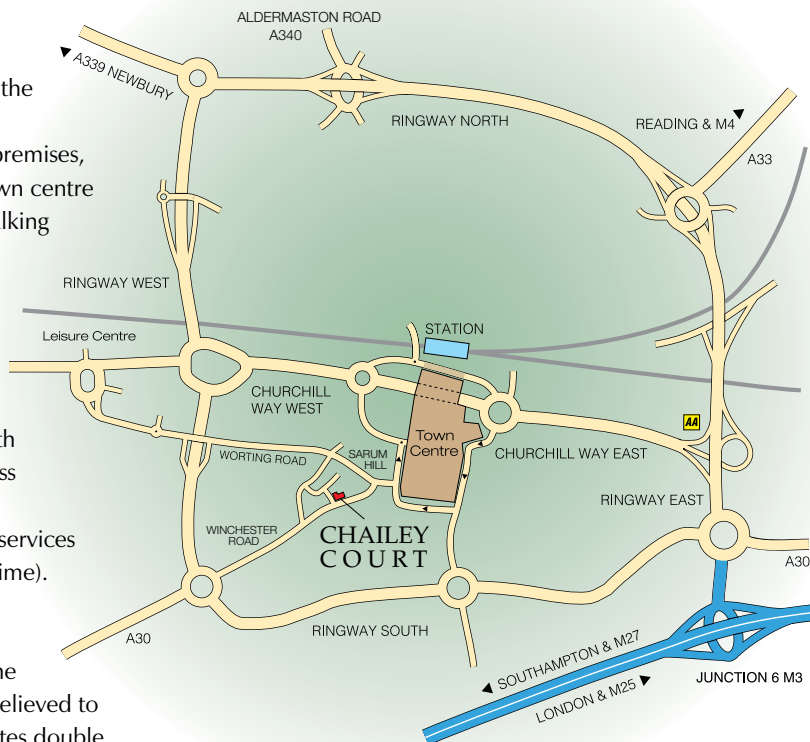
Occupiers are advised to make their own enquiries, but we understand that rates payable during April 2008-09 will amount to just under £55,000.

VIEWING

By prior arrangement with the appointed sole agents:

**baker
davidson
thomas**
www.bdt.uk.com
01256 840777

e-mail: richard.thomas@bdt.uk.com

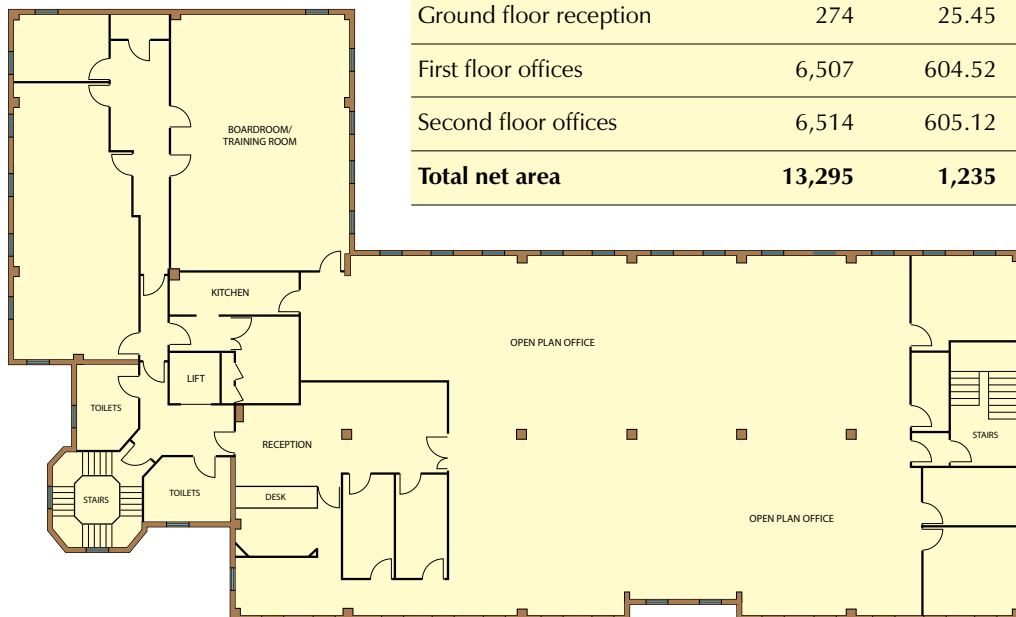


WALK TIMES (approximate)

Market Square & upper town shopping	4 minutes
Festival Place Shopping Centre	7 minutes
Railway Station	12 minutes

FLOOR AREAS

	sq ft	sq m
Ground floor reception	274	25.45
First floor offices	6,507	604.52
Second floor offices	6,514	605.12
Total net area	13,295	1,235



First Floor Plan (not to scale)

Misrepresentation Act 1967: The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.
Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.