

50% LET

CLIFTON HOUSE

ALENCON LINK · BASINGSTOKE RG21 7JE

Prime town centre
offices with parking
Adjacent to rail station
and shopping areas



TO LET

**1,920 - 6,745 sq ft (178 – 627 sq m)
or combinations in between**

- Fully refurbished space
- As a single floor or multiple suites
- Well appointed open plan offices
- Excellent car parking (ratio of circa 1:230 sq ft)



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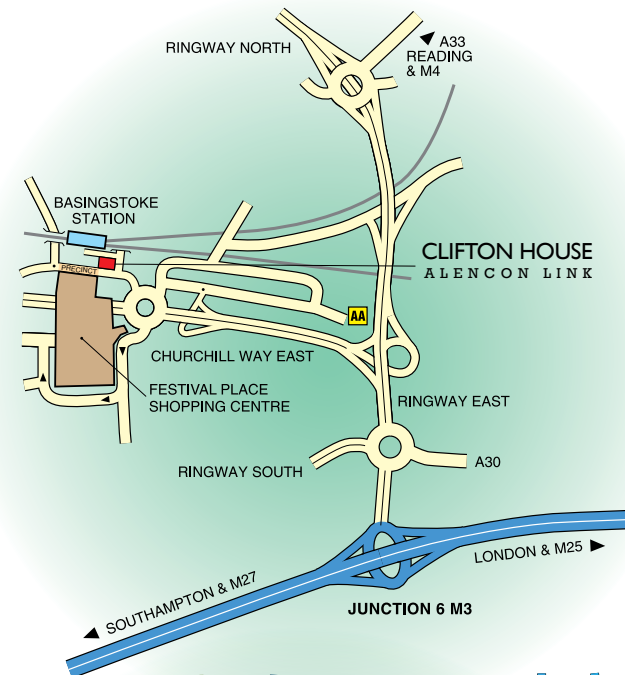
CLIFTON HOUSE is a 3 storey office building. The recently refurbished building includes; new boilers and controls, refurbished toilet accommodation, overhauled windows, new suspended ceilings, lighting and 3-compartment perimeter trunking, complete redecoration and re-carpeting.

Externally there are a total of 59 car spaces within the self contained parking area with a barrier controlled access providing a favourable car parking ratio of circa 1:230 sq ft.

LOCATION

Clifton House is prominently located next to Basingstoke railway station (45 minutes to London Waterloo) and diagonally opposite the refurbished Malls retail area which offers onward pedestrian access to all of Basingstoke's town centre amenities including Festival Place Shopping Centre.

Alencon Link provides a direct link to Eastrop roundabout for efficient access to the town's ringway system and junction 6 of the M3 Motorway, situated within 1.5 miles from the property.



TERMS

To let in suites from 1,920 sq ft or in floors on full repairing and insuring terms.

VIEWING

Strictly by appointment only through the joint sole agents:



www.bdt.uk.com

01256 840777

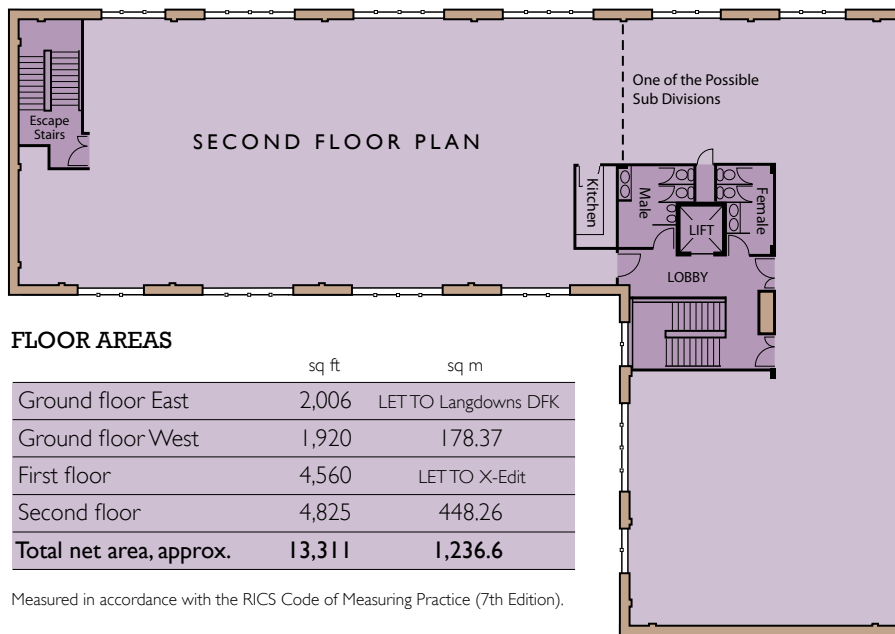
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Measured in accordance with the RICS Code of Measuring Practice (7th Edition).

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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.



Drive Times Within 30 mins Within 45 mins Within 60 mins