

Maplewood



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CHINEHAM PARK · BASINGSTOKE · RG24 8YB

**Prestigious office space
in Basingstoke's Premier
Business Park**

TO LET



A SUPERB OPPORTUNITY ...



Maplewood occupies a prominent position in a parkland setting on Chineham Park in Basingstoke, generally recognized as the town's premier out of town commercial development. The property offers an excellent opportunity to occupy space within a superb corporate building with shared signage and branding rights.

The accommodation is arranged on three floors around a central and full height street atrium. The offices are fitted, partitioned, cabled (*and furnished to some extent*), although modifications can easily be accommodated.

... FOR FLEXIBLE AND QUALITY SPACE IN ONE OF BASINGSTOKE'S FINEST OFFICE BUILDINGS

Various size permutations from c.8,250 sq ft (766 sq m) upwards, including a single floor plate of 30,550 sq ft (2,840 sq m) and with a parking ratio of 1:200 sq ft

CHINEHAM PARK

The Business Park is situated 2 miles to the north east of central Basingstoke and 3 miles north of junction 6 on the M3 motorway.

The owners of the park estimate that it has attracted close to 50 national and international companies and provides over 800,000 sq ft of business space.



The Park occupiers benefit from a 7 minute courtesy coach service to the railway station and other central amenities.

Other facilities and services include a fitness gymnasium, a crèche, wine bar and CCTV coverage across the Park.



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HIGH SPEC -

Maplewood offers an extensive list of amenities, which a speculatively built office scheme cannot compete with



SPECIFICATION & AMENITIES

- Four pipe fan coil air conditioning
- Suspended ceilings with integral category 2 lighting
- Fully accessible raised floors with existing IT infrastructure
- Full building management system (BMS)
- Fully carpeted offices
- Window blinds
- Toilets and shower facilities
- Optional use of existing partitioned layout and screens
- Modular workstations and other office furniture, potentially available
- Block width module of 18m
- Floor to ceiling height of approx 2.7m
- 24 hour security, CCTV and access control system
- 100 seat auditorium and video conferencing*
- Separate meeting and interview rooms*
- Communal breakout and touch down areas
- On site Facilities Management services
- 2 passenger lifts, one goods lift
- Separate staff cafeteria and catering kitchen*
- Parking ratio of 1:200 sq ft

* (at additional cost)



**FLEXIBILITY
IS KEY...**



FLOOR SPACE OPTIONS

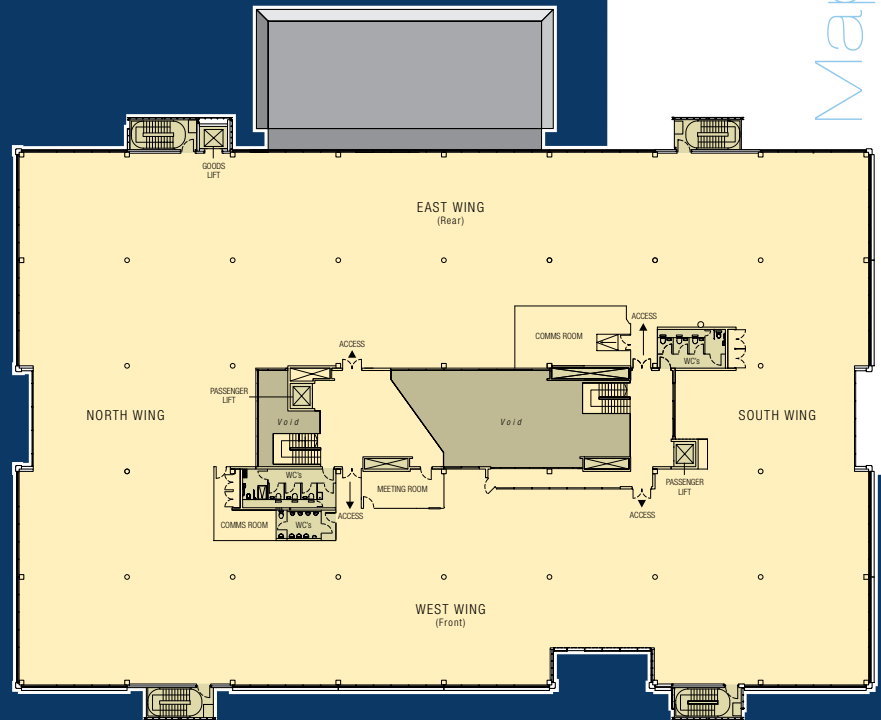
A number of sizes and layout configurations can be accommodated within Maplewood.

By way of example, the second floor plan (as built) is depicted right, with (guide) space options provided beneath. Two occupiers are permitted on each floor of the building.



	sq ft (approx)	sq m (approx)
West Wing	15,275	1,419
East Wing	15,275	1,419
North Wing	8,000	743
South Wing	8,000	743
North & part West	15,100	1,403
South & part East	14,300	1,328

In effect any requirement for space between 8,000 and 30,550 sq ft can be accommodated on the second floor with the layout adapted to suit.



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COMMUNICATIONS

ROAD

M3 motorway (J 6) via ring road	3 miles
M4 motorway (J 11) via A33	15 miles
M25 motorway (J 12)	30 miles
Central London via M3	52 miles
Reading via A33	17 miles
Southampton via M3	33 miles

RAIL

London (Waterloo)	45 mins
Reading	25 mins
Guildford	31 mins
Southampton	31 mins
Bristol	120 mins
Birmingham	135 mins

AIR

Southampton/Eastleigh Airport	32 miles
Heathrow Airport	37 miles
Gatwick Airport	58 miles



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Train Station

Festival Place Shopping Centre



Drive times

- Within 30 mins
- Within 45 mins
- Within 60 mins

Anvil Theatre





**baker
davidson
thomas**

www.bdt.uk.com

01256 840777

Richard Thomas
richard.thomas@bdt.uk.com



Maplewood CHINEHAM PARK



BASINGSTOKE

The town is North Hampshire's principal strategic commercial centre. Communications are its mainstay with excellent links to the national motorways, a highly efficient internal road system and a fast and frequent rail service to London (Waterloo). Easy access is also offered to international and European airports. The centre of the town benefits from the highly regarded Festival Place shopping centre.

TERMS

Prospective occupiers are encouraged to contact the sole letting agents for further advice on flexible lease terms and appropriate costs.

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