

**PRELIMINARY ANNOUNCEMENT DETAILS**

**TOP QUALITY, AIR CONDITIONED  
CORPORATE OFFICES**

**TO LET  
OFFERED WITH FIT OUT AND FURNISHING**

**Size Options from approx 10,500-21,300 sq ft and 66,460 sq ft**



**REDWOOD 3, CHINEHAM PARK, BASINGSTOKE, RG24 8WQ**



- Fully fitted modern offices.
- Corporate style reception area.
- Parking ratio understood to be 1:236 sq ft
- Curtain walling design giving rise to excellent natural light.
- Business Park environment.

**baker  
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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.

## LOCATION

Redwood 3 occupies a prominent position on Chineham Park, recognised as Basingstoke's premier out of town commercial development. The Park sits 2 miles to the north east of the town centre and around 3 miles north of junction 6 on the M3 motorway. Tenants on the Park benefit from a 7 minute courtesy coach service to the railway station and other central amenities, and additional support services include a fitness gym, day nursery centre, bistro bar and CCTV coverage.

## PROPERTY DESCRIPTION

Fully glazed elevations offer a striking appearance to Redwood 3. Accommodation is arranged over 3 floors, with approximate space options outlined below. A corporate style reception area offers a superb image and the grade A office accommodation is fully fitted with an existing partitioning layout, furniture and workstations.

## FLOOR SPACE OPTIONS

A number of sizes and layout configurations could be accommodated. For example, the first floor has potential for further subdivision, subject to Fire and Building Regs.

	Sq ft(approx)	Sq m(approx)
First Floor (Part only)	8,000-10,000	740-930
First Floor (Whole)	21,297	1,979
Entire Building (including Reception)	66,461	6,175

## SPECIFICATION DETAILS

- Four pipe fan coil air conditioning.
- Suspended ceilings with integral category 2 lighting.
- Toilets and shower facilities.
- Existing partitioning layout to provide part cellular offices.
- On site cafeteria (at additional cost).
- Parking ratio believed to be 1:236 sq ft.
- Fully accessible raised floors.
- Fully carpeted.
- On site security, CCTV and access control.
- Two large passenger lifts.
- Modular workstations and other office furniture.
- Business Park services.

## TERMS & COSTS

Our clients will be offering subleases up until close to their break clause in April 2015. Longer term lease periods for an individual floor, or the whole of the building, are more than likely available by way of separate agreement with the superior landlord (MEPC, owners of Chineham Park). The quoting rent is set at £16.25 per sq ft per annum exclusive. Rates payable will be in the region of £4.50-£5.50 per sq ft per annum dependent upon an incoming tenant's space requirement. Service charge costs are to be confirmed, but are capable of being capped.

## VIEWING ARRANGEMENTS

Viewing inspections must be arranged via the joint sole agents:



**JONES LANG  
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