

**QUALITY OFFICE SPACE  
WITHIN WALKING DISTANCE  
OF TOWN CENTRE**

**TO LET**

**From Approx. 2,600 - 7,600 Sq Ft  
(242 - 707 Sq m)**



**2ND FLOOR, RENAISSANCE, BASING VIEW,  
BASINGSTOKE, RG21 4EQ**



- Top quality specification to include air conditioning and raised floors
- Attractive, multi-tenanted building
- New lease terms by arrangement
- Parking ratio of approx 1:245 sq ft

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*Offices also in Camberley*

## **BASINGSTOKE**

The town is approx. 45 miles south west of London, served by junctions 6 & 7 of the M3 motorway, easy access is offered 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 have been upgraded with the advent of the Festival Place redevelopment.

## **PROPERTY DESCRIPTION**

The Renaissance scheme was constructed in 2001 - 2002. It is the leading office development on the Basing View business area, and provides easy access to the motorway junction, town centre and the railway station, the latter two being within walking distance. Traditional building materials have been used in the construction to include brickwork cladding, a gull-wing roof structure and tinted glazing.

The available offices are arranged at 2nd floor level across the top of the building. The smaller space option can be created by our client separating the space from their own demised area. Alternatively the entire floor is available. The parking ratio is offered at 1:240 sq ft.

Floor space is available comprising *either* 2,600 sq ft (242 sq m), or the entire floor of approx 7,607 sq ft (707 sq m).

## **SPECIFICATION & AMENITIES**

- 4 pipe fan coil air conditioning.
- Metal suspended ceilings.
- Fully carpeted.
- Two passenger lifts.
- Parking ratio of approx 1:245 sq ft.
- Mainly open plan in design but with a small number of individual offices.
- Shared use of service core areas, including extensive male and female toilet facilities, shower and disabled toilet.
- Full access raised floors (with floor boxes).
- Category 2 lighting.
- Double height ground floor reception area.
- Separate and independent boardroom.

## **LEASE TERMS**

The smaller size option is available by way of a new sublease by arrangement, but not beyond our client's break date of October 2012.

The entire floor could be made available subject to a surrender of the existing lease, and the grant of new lease terms directly with the superior landlord.

## **RENT AND RATES**

The space is offered at a rental figure of £17.75 per sq ft per annum exclusive, and rates payable are estimated at £6.00 per sq ft per annum. The service charge within the building is approx £5.50 per sq ft per annum.

## **LEGAL COSTS & VIEWINGS**

Each party will bear their own legal costs. Possession is available subject to a completion of legal formalities. Viewing inspections can be arranged via the agents:



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Ref:RT/ss/2nd floor Renaissance(03.11.10)

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