



Impressive, fully fitted and air conditioned corporate offices, situated within walking distance of Basingstoke railway station and shopping facilities.



6,700 - 13,430 sq ft (622 - 1,248 sq m)
and up to 56 parking spaces



Reception



Fifth floor meeting/training/conference rooms
– Available to hire



Second floor office space



View from Churchill Way

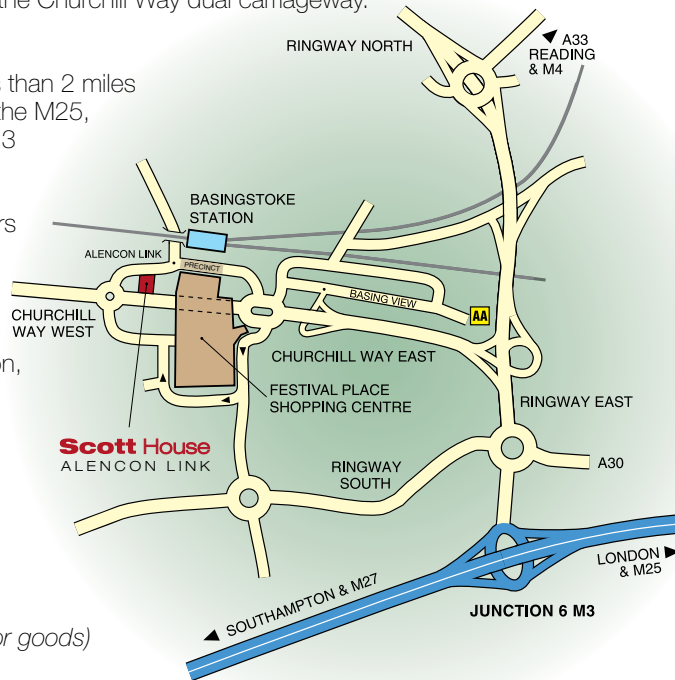
The Property

Scott House is recognised as one of the towns most prominent headquarters buildings, ideal for a company seeking a strong corporate image. The flexible office space is contained within a dynamic external structure which is strikingly clad with solar reflecting double glazed panels. The second floor in the building offers floor space of between 6,700 to 13,430 sq ft, approachable via the double height reception which fronts onto Alencon Link. The floor plate could be subdivided into two halves, with the central core services readily accessible. Parking is arranged beneath the building, with immediate access onto the Churchill Way dual carriageway.

Location

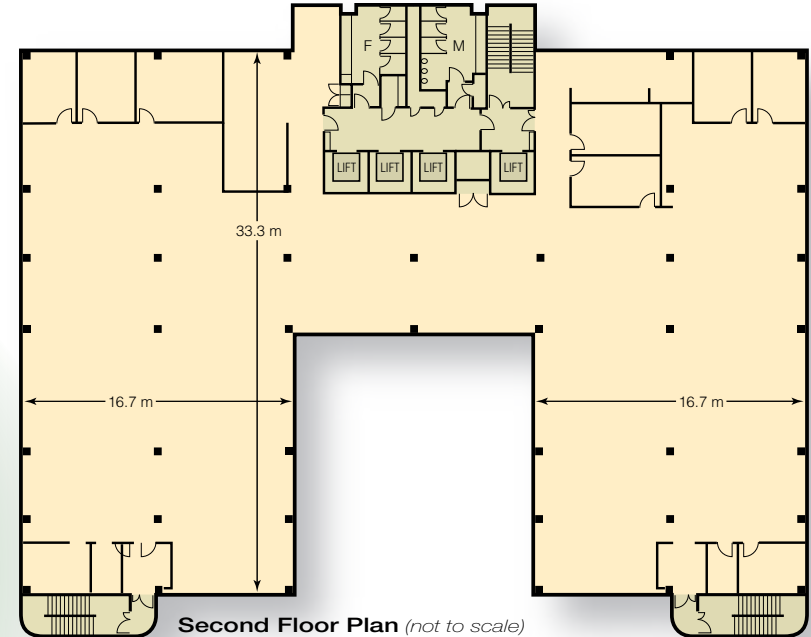
Junction 6 of the M3 motorway is less than 2 miles drive, and provides for a direct link to the M25, London, the south coast, and at least 3 internationally recognised airports.

The Basingstoke railway station is a 400m walk from the property and offers a regular and speedy service to Waterloo and other destinations. The building is also situated within easy walking distance of the Festival Place Shopping Centre, the bus station, the main NCP car park, and the Anvil Concert Hall.



Specification

- Fan coil air conditioning
- Suspended metal ceiling tiles
- LG3 compliant low glare lighting
- Four 13 person lifts (*one suitable for goods*)
- Kitchen/break-out area
- Full access raised floors, with existing boxes and IT/data
- Male, female and disabled toilets
- Sensible fit out incorporating fully glazed partitions
- Meeting and training rooms available elsewhere within the building
- Furnishing available
- Car parking for up to 56 vehicles (1:240 sq ft)



Terms

Flexible sub lease terms are on offer. Costs upon application to the sole agents. Each party to be responsible for their own legal costs.

Viewing

By arrangement through the agent.

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.



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