

DNH/SPB.4397

FOR SALE OR TO LET



SHOWROOM/OFFICES - TOTAL NET SALES AREA 8,549 SQ FT
(794 SQ M)

- 26 ON SITE PARKING SPACES
- PROMINENT MAIN ROAD LOCATION
- NEAR TO FESTIVAL PLACE & M3

THE GLASSHOUSE, BASING VIEW, BASINGSTOKE, HAMPSHIRE RG21 4HG

Southampton t: 023 8022 7337 • Winchester t: 01962 869667

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTACT, ALL MEASUREMENTS APPROXIMATE

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

LOCATION

The subject property is very prominently located on the lower section of the Basing View business district immediately to the north of Churchill Way East which links the town centre to Junction 6 of the M3 motorway. The town's Festival Place shopping centre and railway station are both within 5 minutes walking distance.

THE PROPERTY

The property is currently arranged as open-plan office/showroom space together with basement storage areas. Our clients propose to refurbish the showrooms which will be offered to a standard shell specification. The accommodation has the following approximate floor areas-

Ground Floor Offices/Showrooms

Net Area	7,009 sq ft	(651 sq m)
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Basement Storage

Net Area	1,540 sq ft	(143 sq m)
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TOTAL NET AREA	8,549 SQ FT	(794 SQ M)
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The site provides car parking for approximately 26 vehicles of which 16 are at ground floor level and a further 10 located within the basement.

PLANNING

The original use of the building was for offices and showroom purposes. The existing use is Class A2 under the current Use Classes Order. Other uses may be considered subject to planning.

In addition consent no. BDB 70249 allows for redevelopment of the site to provide a 9 storey hotel providing 137 rooms, and 45 car spaces (part basement). Section 106 conditions apply.

MEANS OF DISPOSAL

The premises are available to let by way of new full repairing and insuring lease, terms to be agreed. Alternatively our clients may consider the sale of their long leasehold interest. All terms available upon request.

VIEWING

Strictly by appointment through the vendors agents as follows:-

Goadsby
99 Holdenhurst Road
Bournemouth
BH8 8DY

Baker Davidson Thomas
7 Faraday Office Park
Faraday Road
Basingstoke RG24 8QQ.

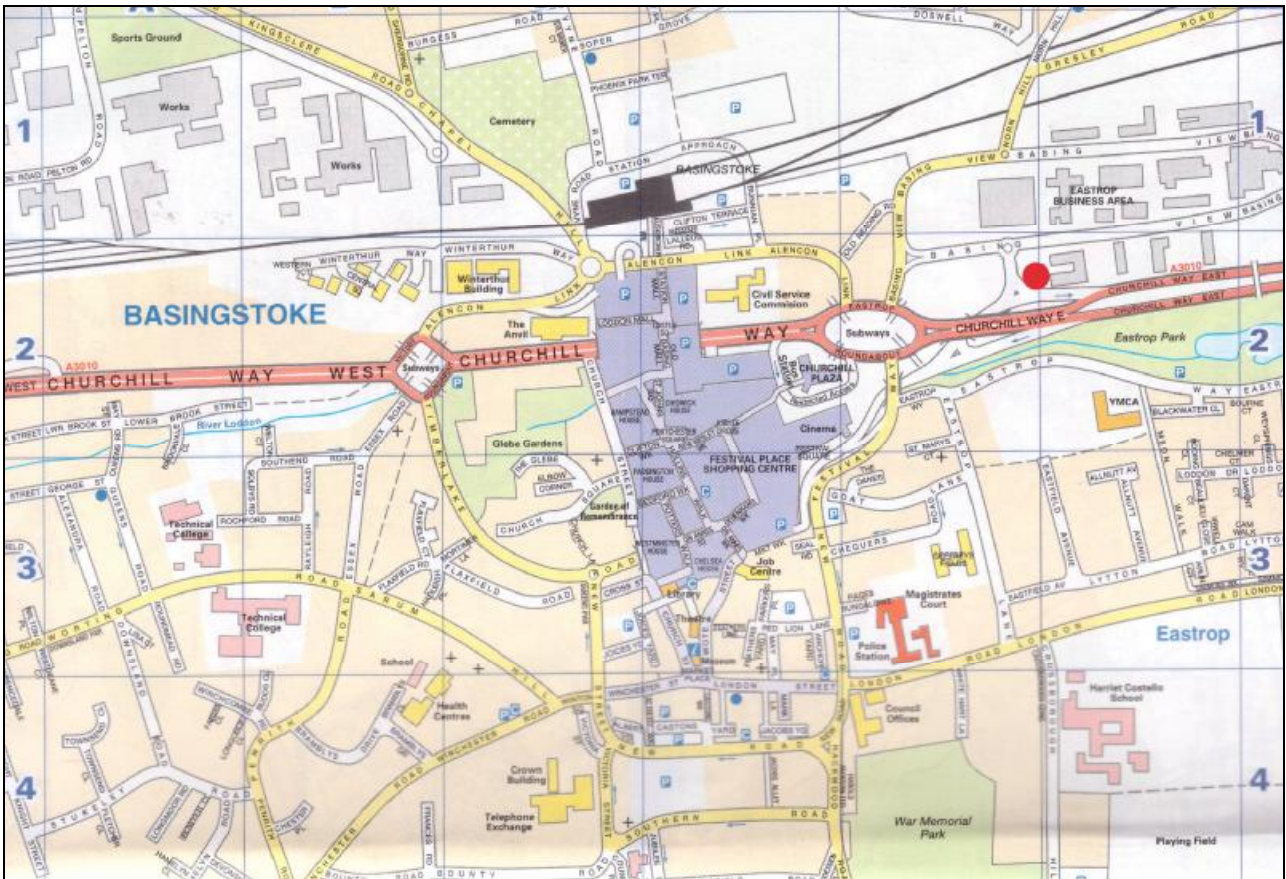
Contact: David N. Huck MRICS
Telephone: 01202 550120 (Direct)
E-mail: david.huck@goadsby.com

Contact: Richard Thomas
Telephone: 01256 840777
E-mail: richard.thomas@bdt.uk.com

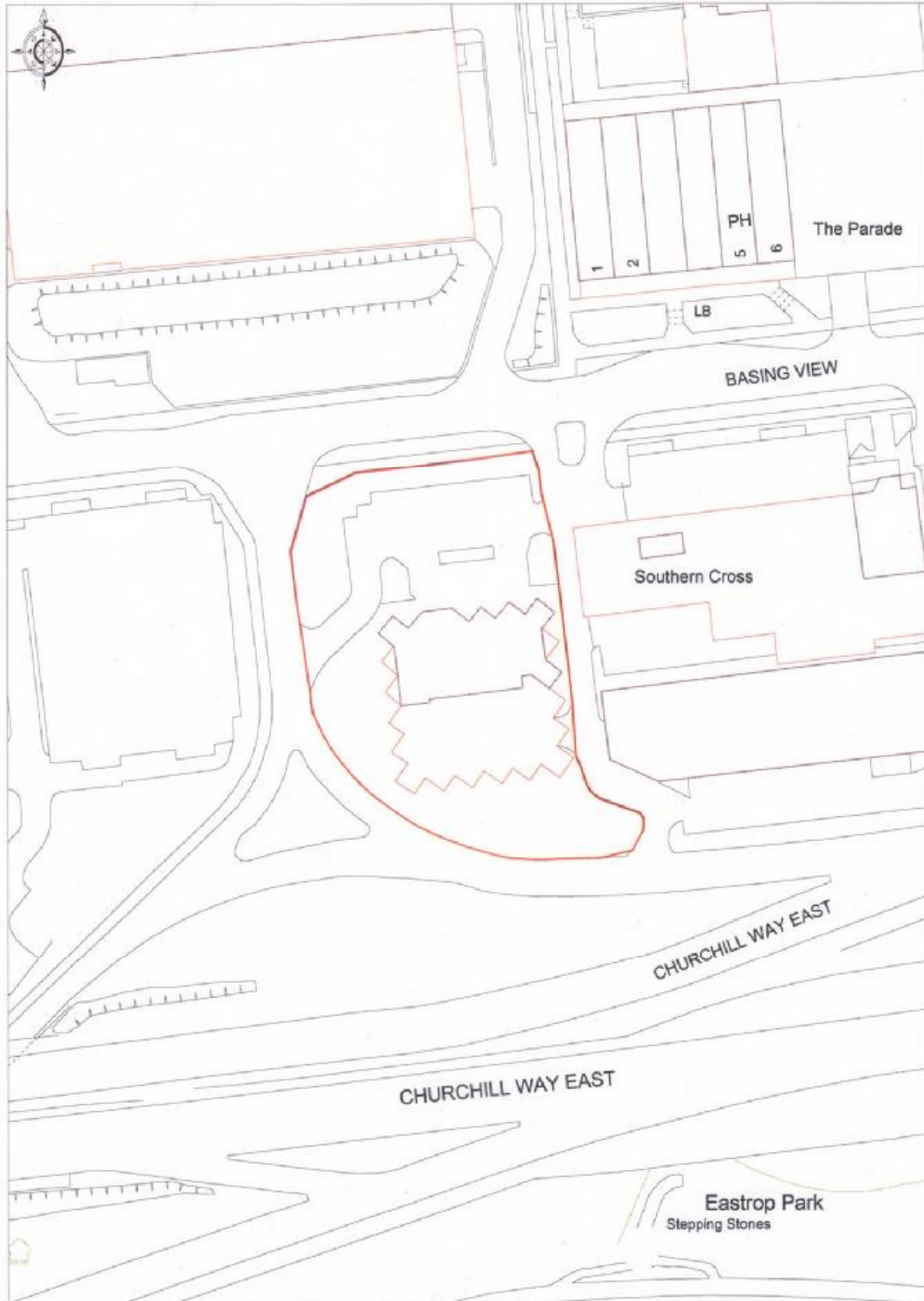
IMPORTANT

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.



The Glasshouse Site
Basing View
Basingstoke, RG21 4HG



Ordnance Survey

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**Goadsby & Harding
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