

QUALITY SELF CONTAINED OFFICES WITH 23 CAR SPACES

1,963 - 4,085 SQ FT
(182 - 380 SQ M)
TO LET



**UNIT 6, LINDENWOOD, CHINEHAM PARK,
BASINGSTOKE, RG24 8QY**



- Two storey design, air conditioning and raised floors
- Existing fit out and IT
- Fully self contained building
- Low height loading capability
- Business park amenities

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

Chineham Park is recognised as Basingstoke's leading business park, located to the north of the town, some 2½ miles from the town centre, and junction 6 of the M3 motorway.

Unit 6, Lindenwood offers a self-contained, mid terrace building, constructed with traditional and low maintenance materials around a steel frame. The ground floor has been subdivided to provide a series of separate areas to include meeting rooms, showroom and service area. The first floor is mainly open plan but with a further meeting room, comms room and kitchen facility. A total of 23 car parking spaces are demised with the property, plus a small loading area to the rear.

FLOOR AREAS

Ground floor (including reception)	2,122 sq ft	197.13 sq m
First floor offices	1,963 sq ft	182.37 sq m
Total net area (approx)	4,085 sq ft	379.50 sq m

Note: The unit is available as a whole or on a floor by floor basis.

AMENITIES

- Mitsubishi air cooling cassettes
- Suspended ceilings with low glare Cat 2 lighting
- Gas fired radiator heating
- Raised floors with floor boxes and IT networking
- Double access doors, suitable for low height loading
- 23 on site car spaces
- Kitchen/rest room
- Male, female and disabled toilets
- Intruder and fire alarm
- Separate reception/lobby area
- Existing partitioning (if required)
- Furnishing package (if required)

LEASE TERMS

The unit is held by way of an existing lease which expires in September 2012. If a longer term lease is required, the landlord has already indicated a willingness to surrender and renew. The rent is £73,000 per annum (approx. £17.87 psf), with no further review. Our client is quite prepared to entertain granting a rent free incentive, as well as offering the existing fit out at nil cost.

The rateable value for the property is £49,500 resulting in rates payable for the April 2009-10 financial year of £24,008.

VIEWINGS AND FURTHER INFORMATION

The property is available immediately. Each party is to bear their own legal costs. Viewings strictly through the appointed sole agent:



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Ref:RT/lp/6 lindenwood(27.07.09)

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