

# TOWN CENTRE OFFICES - TO LET, NEW LEASE TERMS, WITH PARKING

**Size Options from 568 Sq Ft  
to 2,433 Sq Ft or 3,001 Sq Ft**



**VITA HOUSE, LONDON STREET, BASINGSTOKE, RG21 7PG**



- Immediately adjacent to central shops and other town centre amenities.
- Self contained ground and first floor options.
- Visibility from New Road.
- On site parking

**baker  
davidson  
thomas**

[www.bdt.uk.com](http://www.bdt.uk.com)

**01256 840777**

7 Faraday Office Park, Faraday Road, Basingstoke,  
Hampshire RG24 8QQ Fax: 01256 840900

## **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.

## **PROPERTY DESCRIPTION**

Vita House occupies a visible position overlooking New Road which essentially forms part of Basingstoke's inner ring road. A variety of retail and commercial premises are within immediate walking distance, as are the Council offices and Law Courts. The property is of traditional construction with attractive brick faced elevations beneath a mansard tiled roof. The available office space is arranged partly on ground floor level, but principally at first floor.

Internally the accommodation has been extensively refurbished by the new owners of the building, who themselves will occupy the second floor. The space has been left in an open plan format, served by the central service core. The internal specification and amenities are outlined below.

## **FLOOR AREA COMBINATIONS**

	<b>Sq m</b>	<b>Sq ft</b>
Ground Floor	52.78	568
First Floor	226.03	2,433
Both Floors Combined	278.81	3,001

## **AMENITIES/SPECIFICATION**

- Full refurbishment programme instigated.
- Newly converted entrance lobby.
- Newly installed disabled toilet.
- Other male and female toilets.
- Passenger lift.
- Suspended ceilings with health & safety compliant lighting.
- Ceiling hung air conditioning cassettes.
- 3 compartment perimeter trunking.
- Carpeted throughout.
- Ideal town centre location.
- 5-6 car spaces to be shared, with some potential to double park if the space is let to a single tenant.

## **LEASE TERMS**

New lease terms are available by arrangement. The rent is to be £15.00 per sq ft per annum applied to net usable floor space.

A service charge will apply in connection with common parts and shared costs.

## **RATES**

Prior to refurbishment the rateable value for the entire property reflected a rates payable figure of £4.33 per sq ft per annum. This figure could increase in the event that the Valuation Officer becomes aware of the newly upgraded specification.

## **LEGAL COSTS & VIEWINGS**

Each party will bear their own legal costs. Possession is offered subject to a completion of legal formalities. Viewing arrangements are to be made via appointment with the sole letting agent:



[www.bdt.uk.com](http://www.bdt.uk.com)

**01256 840777**

**e-mail: [richard.thomas@bdt.uk.com](mailto:richard.thomas@bdt.uk.com)**

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### **Misrepresentation Clause:**

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