



LODDON BUSINESS CENTRE

ROENTGEN ROAD • BASINGSTOKE • RG24 8NG



**Self contained units from
457 to 4,200 sq ft (approx.)
(42.45 to 390.2 sq m)**

www.loddonbusinesscentre.co.uk



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DESCRIPTION

The scheme provides traditionally built office buildings and business units, all self contained and offered in a range of sizes, set within a courtyard, and arranged on a site area of 1.2 acres. The scheme comprises of 18 buildings, with overall floorspace totaling 29,300 sq ft (2,722 sq m).

Suitable as fully fitted offices or business space with excellent car parking



A Schedule of Availability confirms the current position on supply. Internally the units have been finished to varying specifications, although most offer a pure office finish on two floors of accommodation.

AMENITIES

- Suspended ceilings and recessed lighting
- Single personnel doors and double access doors
- Anodised double glazing windows
- Carpeting within office areas
- Gas fired central heating within most buildings
- Three compartment perimeter trunking
- Toilet facilities
- All main services, together with 3 phase power in most units
- Allocated parking spaces
- Secured site after office hours



SITE PLAN

The site plan is indicative and not to scale.



LOCATION

The Loddon Business Centre is positioned in Roentgen Road on the established Daneshill Estate, approximately 1 mile north east of the town centre, and half a mile from the A33 Reading Road. Junction 6 of the M3 motorway is approximately 1.5 miles to the south. Nearby amenities are offered at the Chineham Shopping Centre and the Centrecourt Hotel and leisure complex.

TERMS

The units are available by way of new leases on flexible terms by arrangement. Economic rent, rates and service charge costs apply - guidance on application.

BASINGSTOKE

The town holds a strategic location in North Hampshire between junctions 6 and 7 on the M3 motorway. Communications are its mainstay with excellent links to the national motorway network, a highly efficient internal road system and a fast and frequent rail service to London Waterloo. Easy access is also offered to Heathrow, Gatwick, Southampton and Bournemouth airports.

Central Basingstoke has been transformed with the highly regarded Festival Place redevelopment - an excellent shopping centre which has further improved the status of the town.

Basingstoke has been represented by numerous national and international companies since the 1970's, and developments like the Loddon Business Centre serve to offer flexible space for support and service industries.



Festival Place shopping



Festival Place Shopping Centre



Excellent Communications



Mainline Railway Station



Local Shopping at Chineham

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