



LODDON BUSINESS CENTRE
ROENTGEN ROAD • BASINGSTOKE • RG24 8NG



A range of refurbished, individual, self contained office or business units



From approximately
450 – 3,000 sq ft (41.8 – 278.7 sq m)
Available To Let on highly flexible terms
and at competitive rents



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The Loddon Business Centre is positioned in Roentgen Road on the established Daneshill Estate, approx. 1 mile north east of the town centre, and ½ mile from the A33 Reading Road. Junction 6 of the M3 motorway is approx. 1 ½ miles to the south. Nearby amenities are offered at Chineham Shopping Centre and the Hampshire Court Hotel and leisure complex.



Loddon Business Centre units are traditionally built offices and business premises, all self contained and offering a range of sizes within a courtyard layout. Current availability is outlined on the attached Schedule. Internally the units have been finished to varying specifications, the majority as pure offices, but some units combine storage and light assembly space with offices.

Amenities

- Suspended ceilings & recessed lighting
- Single personnel doors & double access doors
- Anodised double glazed windows
- Carpeting within office areas
- Gas fired central heating to majority
- Three compartment perimeter trunking
- Toilet facilities

Terms

Each unit is available by way of a new lease on flexible terms by arrangement. Competitive rent, rates and service charge costs apply.

Basingstoke

- Located 45 miles southwest of London and served by Junctions 6 & 7 of the M3 motorway.
- Frequent rail services to and from Waterloo in a journey time of approx. 45 minutes.
- Excellent communication routes via the motorway network and the internal ring road system.
- Basingstoke benefits from continued inward investment, and a vibrant shopping centre and associated recreational facilities.

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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.