

BENCHMARK

THE NEW BENCHMARK FOR
OFFICES IN **BASINGSTOKE**

➤ BENCHMARK SETS
A NEW STANDARD
FOR OFFICE DESIGN
IN BASINGSTOKE.
A MODERN, GRADE A,
42,500 SQ FT OFFICE
BUILDING THAT BRINGS
NEW ENERGY AND
SOPHISTICATION TO
THE TOWN.







✂ A DRAMATIC RECEPTION CREATES A STRIKING ENTRANCE TO BENCHMARK AND SETS THE TONE FOR THE CONTEMPORARY SPACES WITHIN.

✧ BENCHMARK JOINS A NEW GENERATION OF RECENTLY DEVELOPED OFFICE BUILDINGS IN BASINGSTOKE WHICH IS TRANSFORMING THE BUSINESS HEART OF THIS RAPIDLY CHANGING AND EXPANDING TOWN.

Offering 40,000 sq ft of grade A space located moments from the town centre's retail and leisure facilities and the rail station providing fast links to central London and other regional cities. Benchmark represents the ideal business location for today's dynamic and ambitious occupiers.



Lilly

Eli Lilly and Company is a global pharmaceutical company that is due to occupy its new 45,000 sq ft UK head-quarters on the site adjacent to Benchmark.



VILLAGE
HOTEL CLUB

Village (opening Q1 2020) will deliver a 153-room hotel with meeting and events space, together with excellent leisure facilities and great places to eat and drink.



John Lewis at home
Waitrose

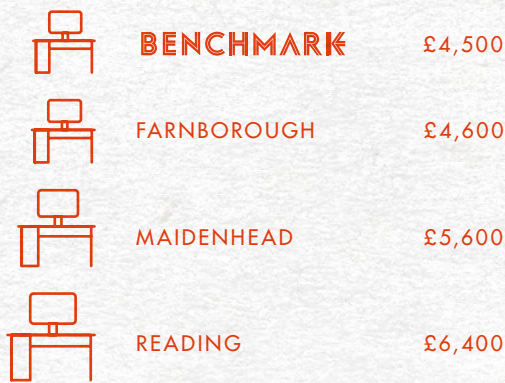
Furnishings, food store and café, two minutes walk from Benchmark.



NetworkRail

Network Rail has recently established their new SW Hub campus development on Basing View, a short distance from Benchmark.

COST PER
WORK STATION



New Grade A offices
for less than comparable
office locations!
Source: RARE

SKILLED WORKFORCE
30 MINUTES



Over 500,000 highly-skilled
and educated people
within a 30-minute drive

 **BASINGSTOKE
IS COMPETITIVE
& AFFORDABLE**

RENT	AFFORDABLE LIVING	HOUSE PRICES
£927	BASINGSTOKE	£301,000
£1,413	READING	£306,000
£1,729	MAIDENHEAD	£485,000 ¹
£1,022	GUILDFORD	£282,000
£1,803	FARNBOROUGH	£452,000 ²

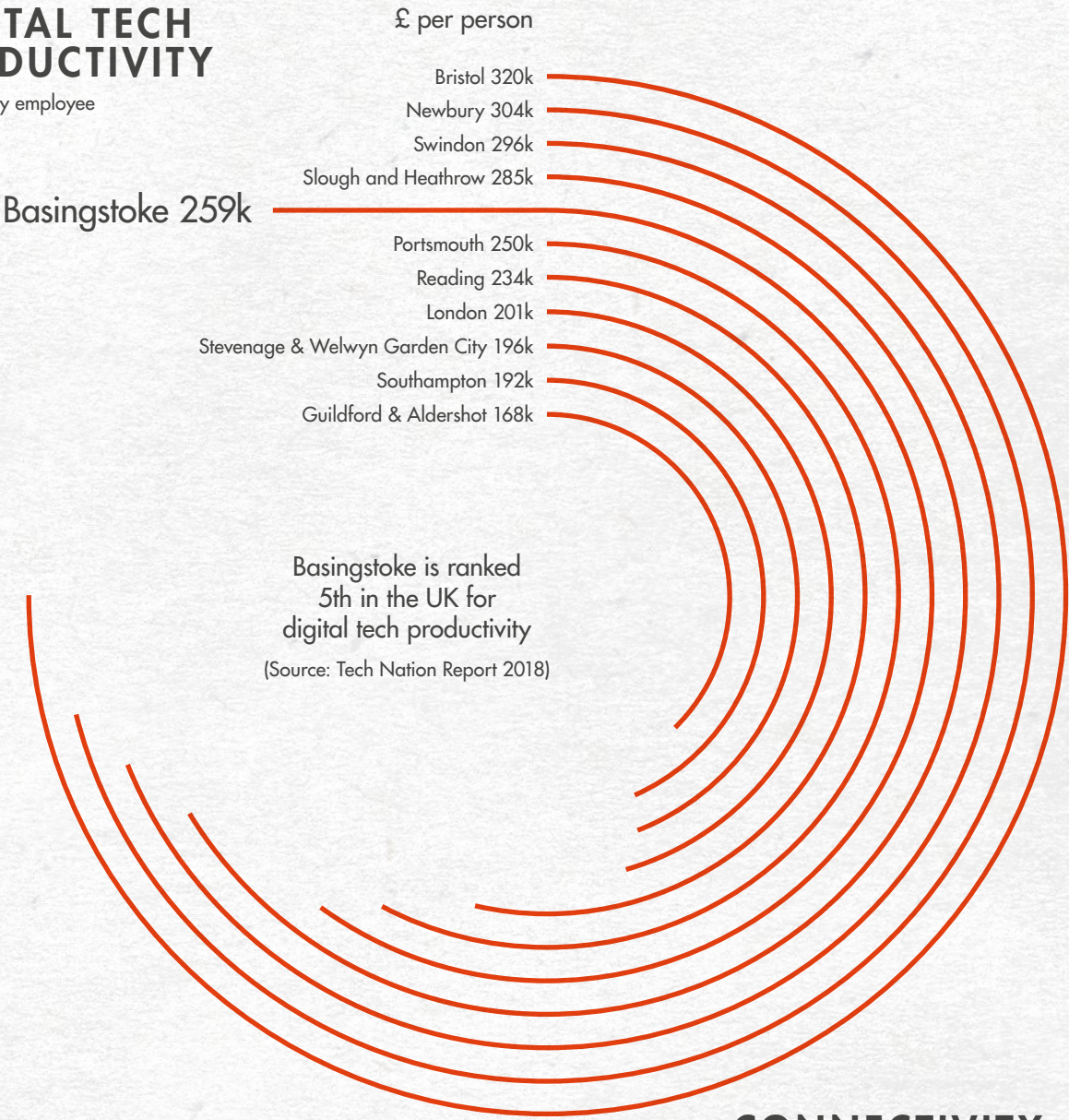
Rent: Per calendar month,
All properties as of February 2019
Source: home.co.uk

House prices: Average
All properties as of December 2018
Source: HM Land Registry

¹Royal Borough of Windsor & Maidenhead
²Borough of Rushmoor

DIGITAL TECH
PRODUCTIVITY

Turnover by employee



KEEPING GREAT
COMPANY



Some of the major
employers with a home
in Basingstoke

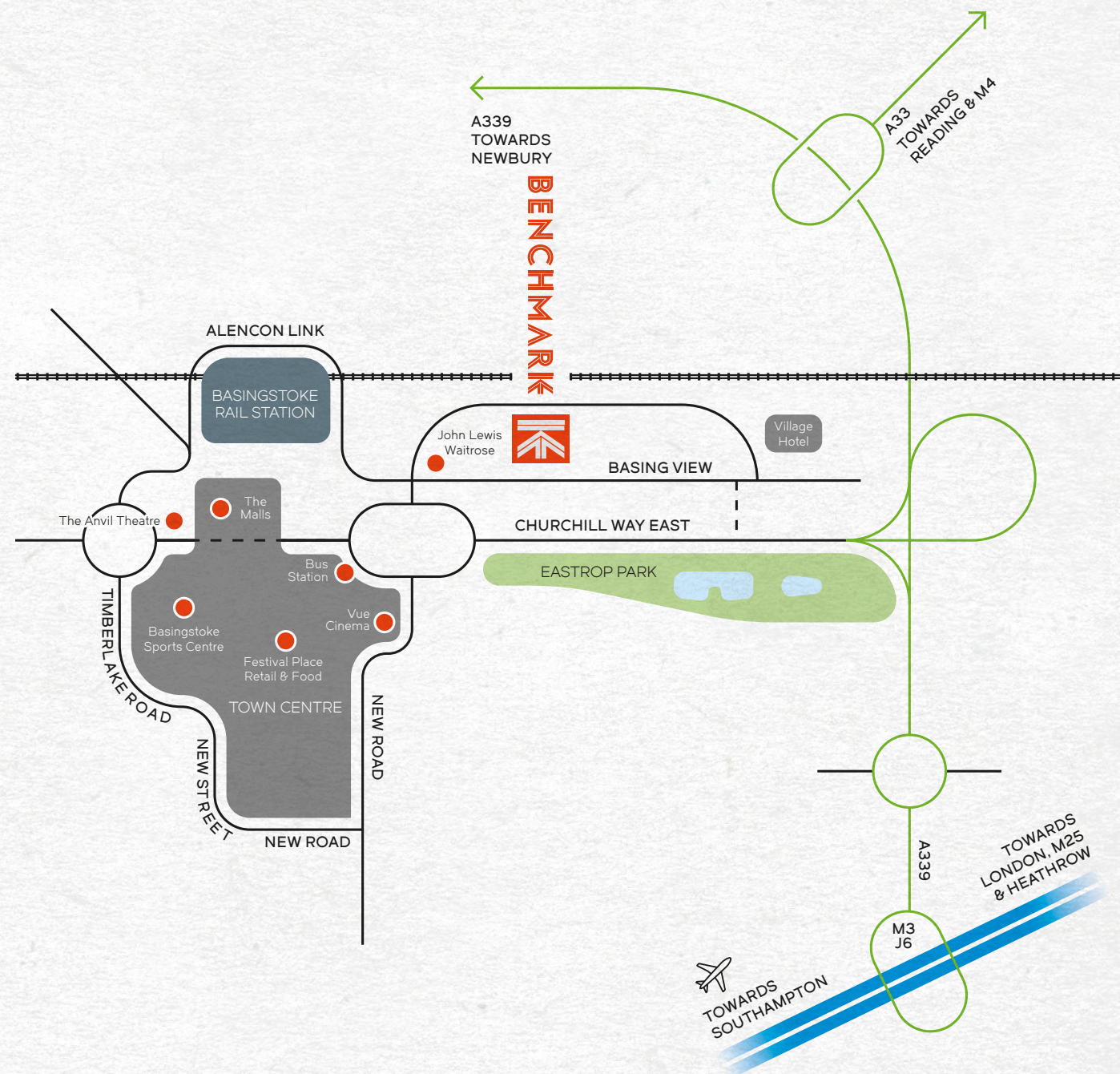
CONNECTIVITY



Access to one of the
UK's first test facilities for the
super fast 5G mobile network,
located in Basing View

MOTORWAY AND HIGH-SPEED RAIL LINKS MEAN THAT BENCHMARK IS JUST 45 MINUTES FROM LONDON AND HEATHROW, 15 MINUTES FROM READING, AND UNDER AN HOUR FROM GATWICK.

BENCHMARK
Postcode: RG21 4EJ



EXPRESS TO DESK IN 5 MINUTES

Basingstoke is extremely well connected with regular direct services to central London (Waterloo), Manchester, Reading, Exeter, Birmingham and over 100 other national destinations. Its connectivity allows companies based there to tap into a widespread demographic for potential employees, clients and suppliers.



BY TRAIN

Basingstoke railway station is within easy walking distance of **Benchmark** and provides fast and frequent services to London and other major cities, making business travel or the daily commute easy.



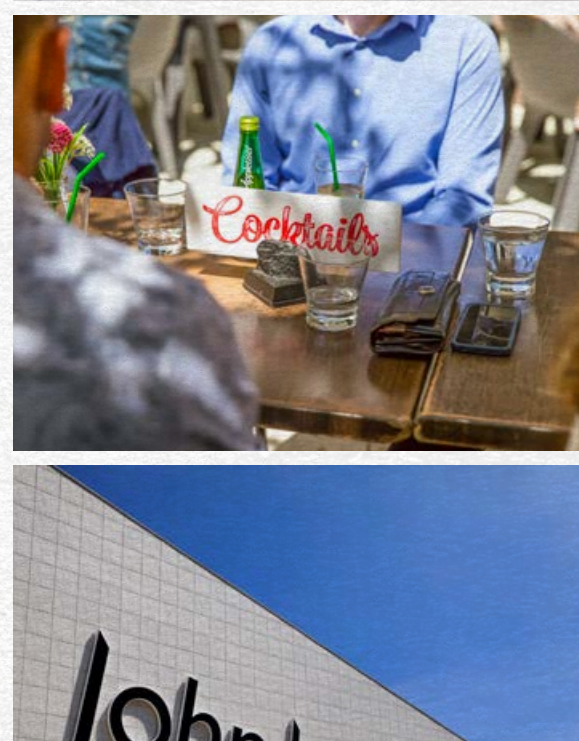
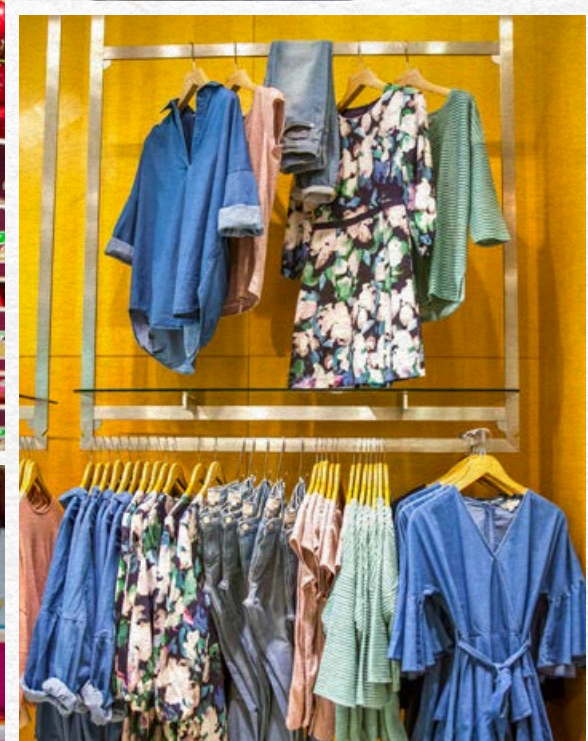
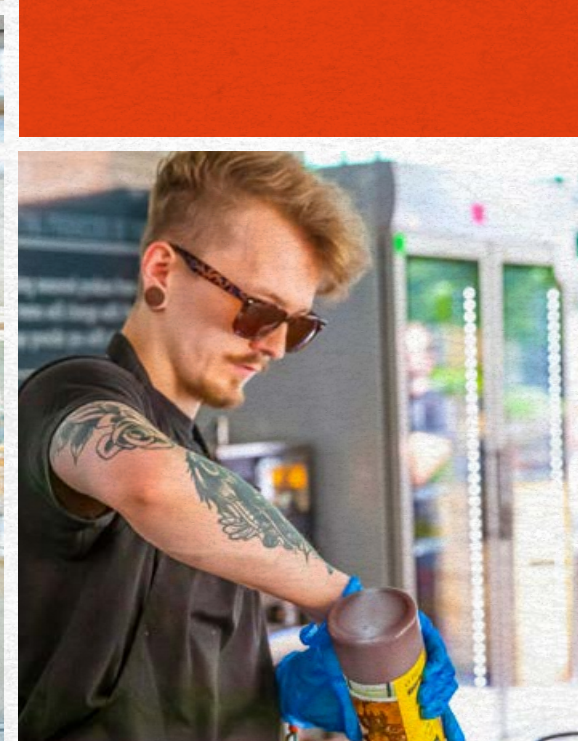
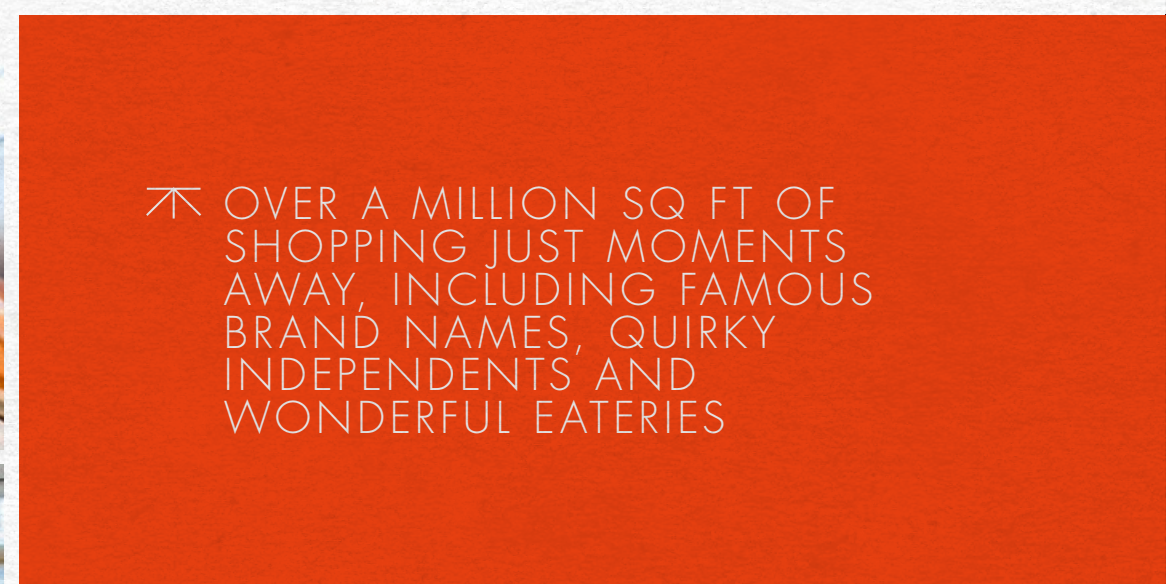
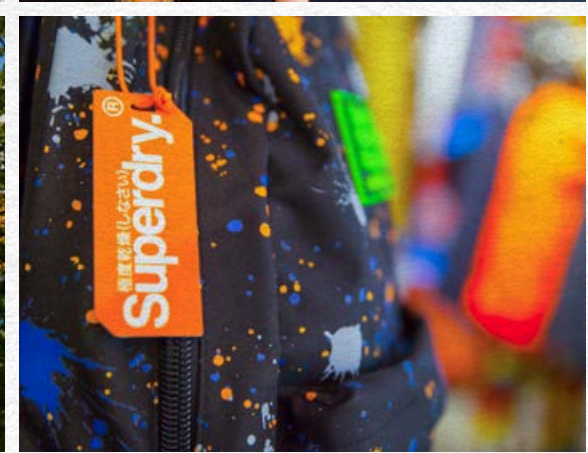
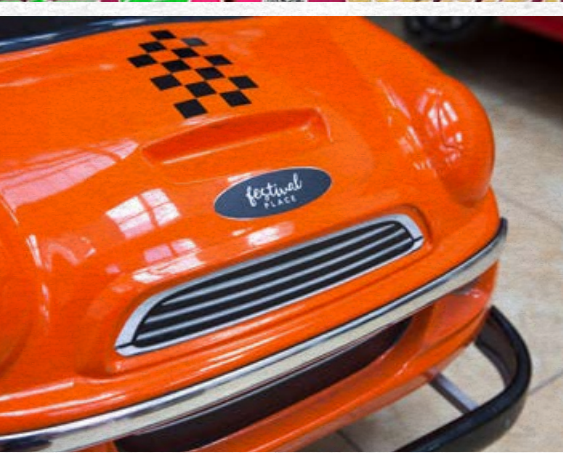
BY CAR

Benchmark's proximity to the M3 makes it an ideal location for accessing the motorway network locally and nationally.



BY FOOT

Within 10 minutes you can reach the town centre, the railway station and the bus station. There are over 200 shops in Festival Place and The Malls. Top of the Town offers a range of theatres and a choice of cafés, pubs, bars and restaurants.



✂ BASINGSTOKE HAS A RICH CULTURAL OFFER, WITH A DIVERSE PROGRAMME OF ENTERTAINMENT AT THE ANVIL, THE INTERNATIONALLY RENOWNED CONCERT HALL, AS WELL AS OTHER FESTIVALS AND EVENTS THROUGHOUT THE YEAR.



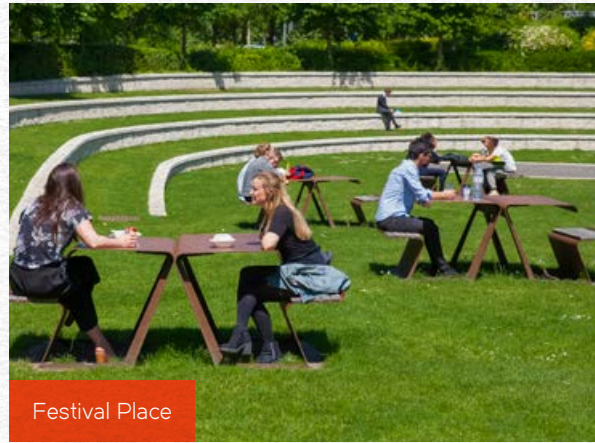
Eastrop Park



Anvil Arts Centre



Bombay Sapphire Distillery



Festival Place



Jane Austen Statue



Highclere Castle



Festival Place



Indoor Skydiving



CarFest



Milestones Museum

A PLACE TO SPEND TIME WELL.

Basingstoke and the beautiful countryside that surrounds it offer a diverse range of exciting and relaxing places to spend time with friends and family. Whether you wish to go indoor skydiving, walk around the grounds of a fine country house or visit a gin distillery, Basingstoke has it all.

⌵ A SUCCESSFUL
WORKING PARTNERSHIP.

One of the best-connected and affordable business destinations in the South East, Basing View delivers an unbeatable combination of convenience and a great working environment. Brought forward thanks to a close partnership between Basingstoke and Deane Borough Council and Muse Developments, Basing View has established itself as a key site in the London and South Innovation Valley Enterprise Zone.

BASINGSTOKE AND
DEANE BOROUGH COUNCIL

Commercially minded, Basingstoke and Deane Borough Council are engaging in a wide range of high-profile development projects with the private sector. Working with partners, they are growing for the future, with plans to invest more than £4 billion in the town in the next 20 to 30 years.

MUSE DEVELOPMENTS

Muse Developments is an award-winning property developer and a trusted name in urban regeneration, with a track record spanning more than 30 years.

Taking projects from initial agreement to completion, Muse creates mixed-use regeneration developments that bring genuine change to towns and cities across the UK.

Muse has a broad, UK-wide portfolio of around 40 projects – embracing residential, commercial, retail, leisure and industrial uses – with a total area in excess of 25 million square feet and an end value of over £4 billion.

The company is part of Morgan Sindall Group plc, a leading UK construction and regeneration group, with revenue of over £2 billion, which operates through five divisions of construction and infrastructure, fit out, affordable housing, urban regeneration and investments.

COMMERCIAL TRACK RECORD

Muse has delivered over 11 million sq ft of commercial office space and five civic offices to date.

Muse is Basingstoke and Deane Borough Council's development partner for Basing View, a £200 million regeneration project which will deliver around 650,000 square feet of new commercial-led development across various sites totalling in excess of 15 acres.

BASING VIEW, BASINGSTOKE
£200M



A 110,000 sq ft combined Waitrose and John Lewis at Home store was completed in 2015.

YOUR NEW TOWN HALL, BRIXTON
£150M



Muse is Lambeth Council's partner for a project across three sites in Brixton, comprising a new, energy efficient 120,000 sq ft civic office and customer service centre for the Council, refurbishment of the existing Grade-II-listed town hall, new public realm and 194 new homes. The project completed in 2018.

STOCKPORT EXCHANGE
£145M



Stockport Exchange is a gateway regeneration site linking the railway station and the retail core of the town centre. The masterplan vision is to create a new central business district within the town, enabling Stockport to offer Grade A office space in a highly sustainable central location. Phases 1 and 2, comprise a 50,000 sq ft office building, a 115-bed Holiday Inn Express hotel and a 1,000 space multi-storey car park, which are now complete and fully let.

MARISCHAL SQUARE, ABERDEEN
£107M



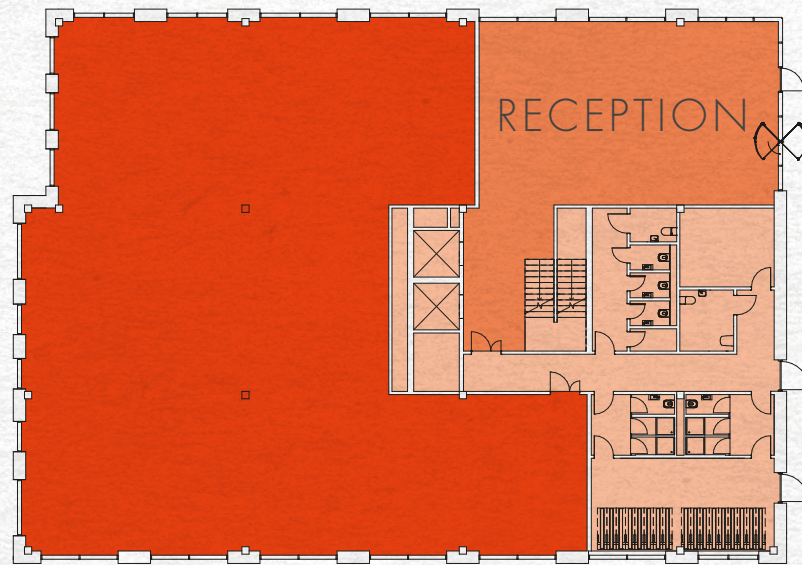
Muse is Aberdeen City Council's development partner for the redevelopment of the former St Nicholas House site and Broad Street in Aberdeen, which was completed in 2018. Marischal Square, comprises 173,500 sq ft of Grade 'A' office accommodation, a 126-bed, four-star hotel, 28,000 sq ft of ground floor café, bar and restaurant space and public realm.

SALFORD CENTRAL
£1BN

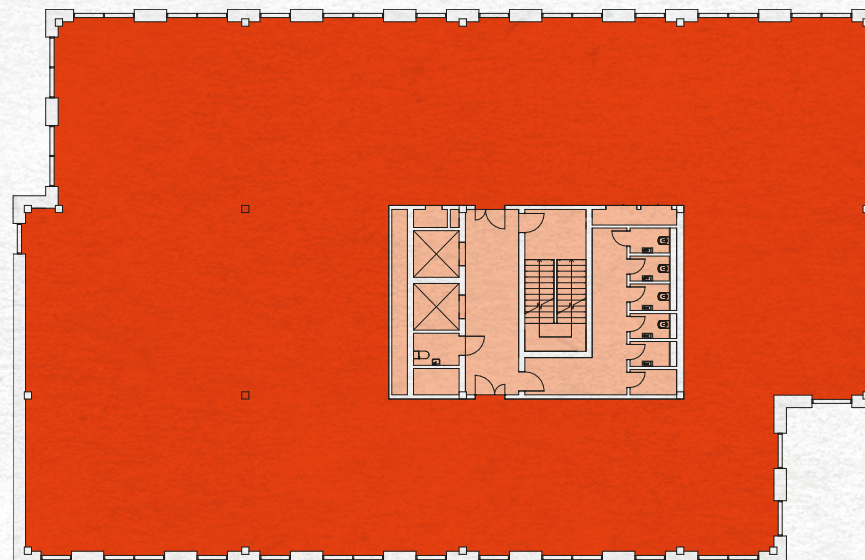


Salford Central is one of the UK's largest mixed-use development projects. Muse has delivered 125,000 sq ft of Grade A offices to date, with a further 360,000 sq ft currently under construction.

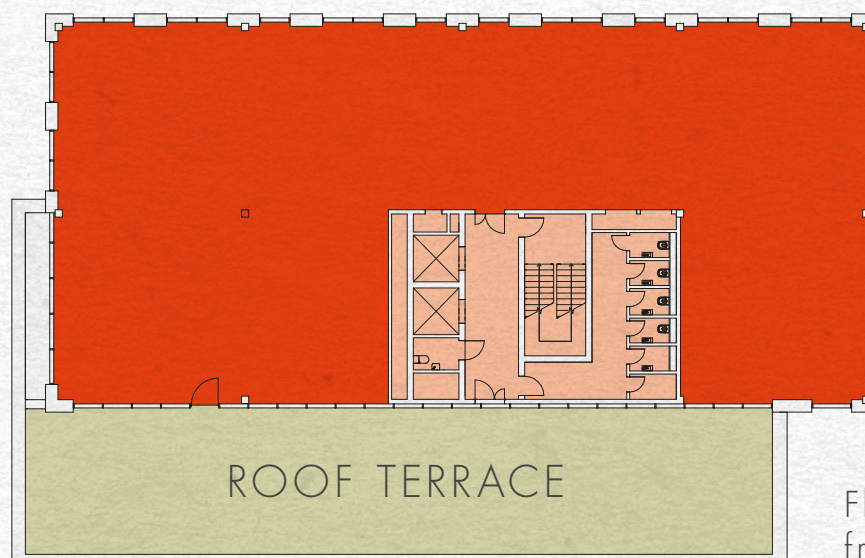
GROUND FLOOR



UPPER FLOORS



FOURTH FLOOR



ROOF TERRACE

Floorplates range
from 5,000 –
8,000 sq ft.



Indicative only. Not to scale.

BENCHMARK OFFERS THE ABILITY TO ALIGN A BUILDING SOLUTION TO YOUR BUSINESS NEEDS

- > Brand-new 5-storey office building of approximately 40,000 sq ft in the heart of Basing View, offering flexible internal floorplates.
- > Interior finished to full Cat A standard to include air conditioning, suspended ceilings, LED lighting and raised floors.
- > Contemporary reception area design.
- > Designed for occupational density of up to one person per 8 square metres.
- > 1.5m internal planning grid.
- > 150mm overall raised floor zone.
- > Finished floor to suspended ceiling height of 2.9m throughout.
- > WC provision: Dedicated self-contained unisex toilets – Six total per floor including accessible WC.
- > Ground floor shower facilities and back-of-house office.
- > BREEAM Target: New construction 2018 (UK), very good.
- > Low operating costs through the use of highly sustainable technologies.
- > Secure multi-storey car park with additional parking nearby.
- > Tenant storage for 30 cycles with additional visitor cycle parking.
- > Dedicated electrical sub-station.

Misrepresentation Act: JLL and RARE for themselves and for the vendor/lessor as agents for the vendor/lessor give notice that:
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The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website: www.commercialleasecodeew.co.uk

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A development by



In partnership with



**Basingstoke
and Deane**

enterprise**m3**
Delivering prosperity through innovation