



VIABLES3

BASINGSTOKE RG22 4BS

GRADE A OFFICES
FROM 7,053 SQ FT TO 42,278 SQ FT





VIABLES3 is a highly specified office building, which has been fully refurbished, including re-modelled reception and office floor. Ideal for an organisation seeking a strong corporate image which benefits from excellent transport links and access to local amenities. Other occupiers in the building include National Highways and Adidas.



GRADE OFFICES

FROM
7,053 SQ FT TO 42,278 SQ FT

ADDED VALUE DETAILS

THE AVAILABLE SPACE BENEFITS FROM THE FOLLOWING FACILITIES AND SPECIFICATION



SECURE SELF CONTAINED
SITE WITH BUILDING
SECURITY CONCIERGE



182 CAR PARKING SPACES
(RATIO OF 1:232 SQ FT)



BUILDING HEATING
VENTILATION AND AIR
CONDITIONING SYSTEM



3 NO. 13 PERSON
PASSENGER LIFTS



LARGE DOUBLE HEIGHT
RECEPTION AREA



ROOF MOUNTED SOLAR PV
SYSTEM WHICH GENERATES
RENEWABLE ELECTRICITY



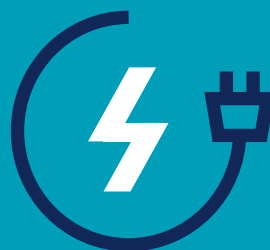
CYCLE STORE



TOILET AND SHOWER
FACILITIES ON EACH FLOOR



LED LIGHTING



EV CHARGING
POINTS



FULL ACCESS
RAISED FLOORS



EPC C
TARGETING AN EPC B



7 MINUTE DRIVE TO
BASINGSTOKE STATION
(LONDON 42 MINUTES
AND READING 17 MINUTES)



5 MINUTE DRIVE
TO THE M3



M&S FOOD AND RETAIL
PARKS NEARBY





SOUTHAMPTON
& M27

M3

LONDON
& M25



AVAILABLE SPACE

The space available on the first and second floors is available individually or combined providing up to 42,278 sq ft. The reception area has a business lounge available for communal use.

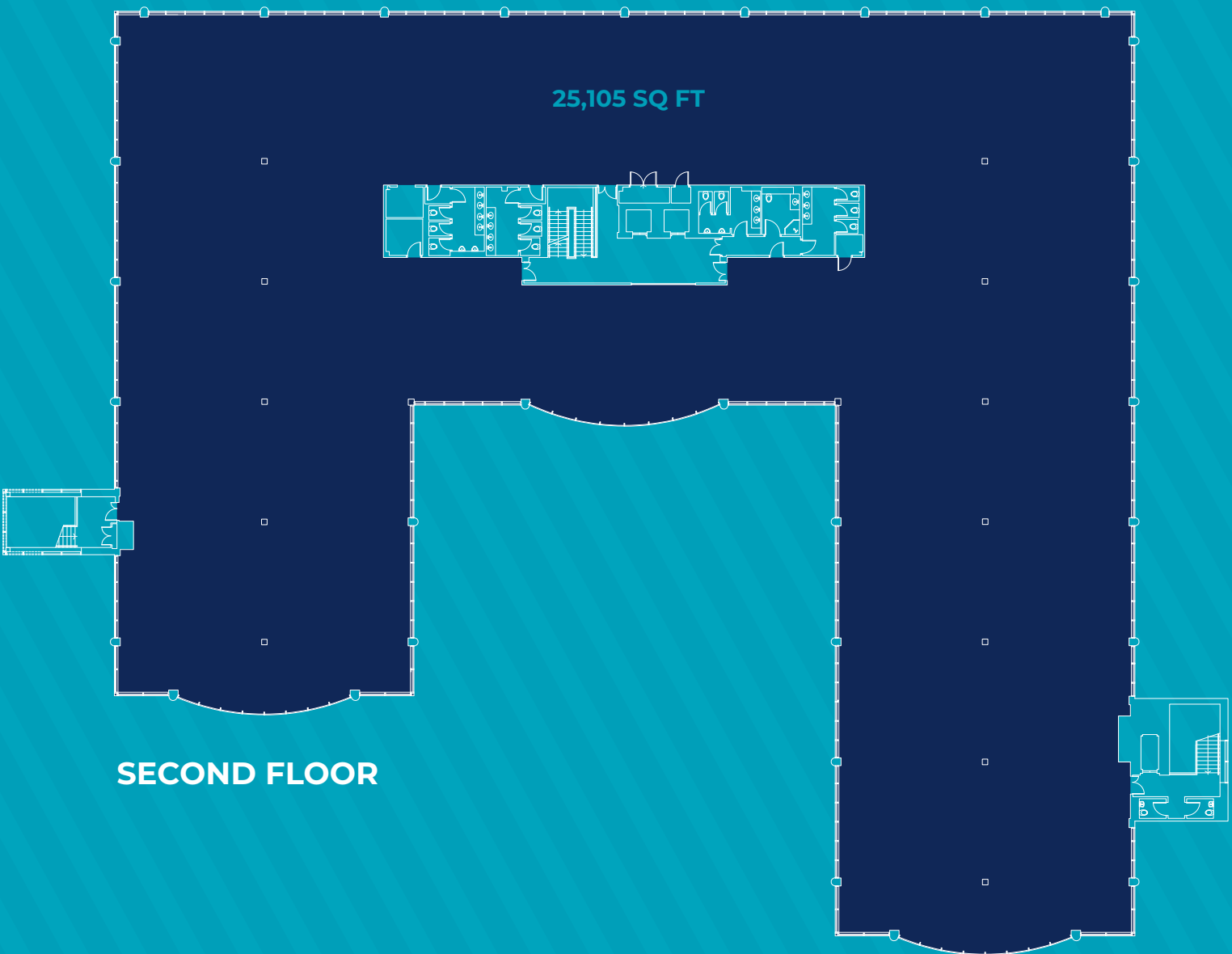
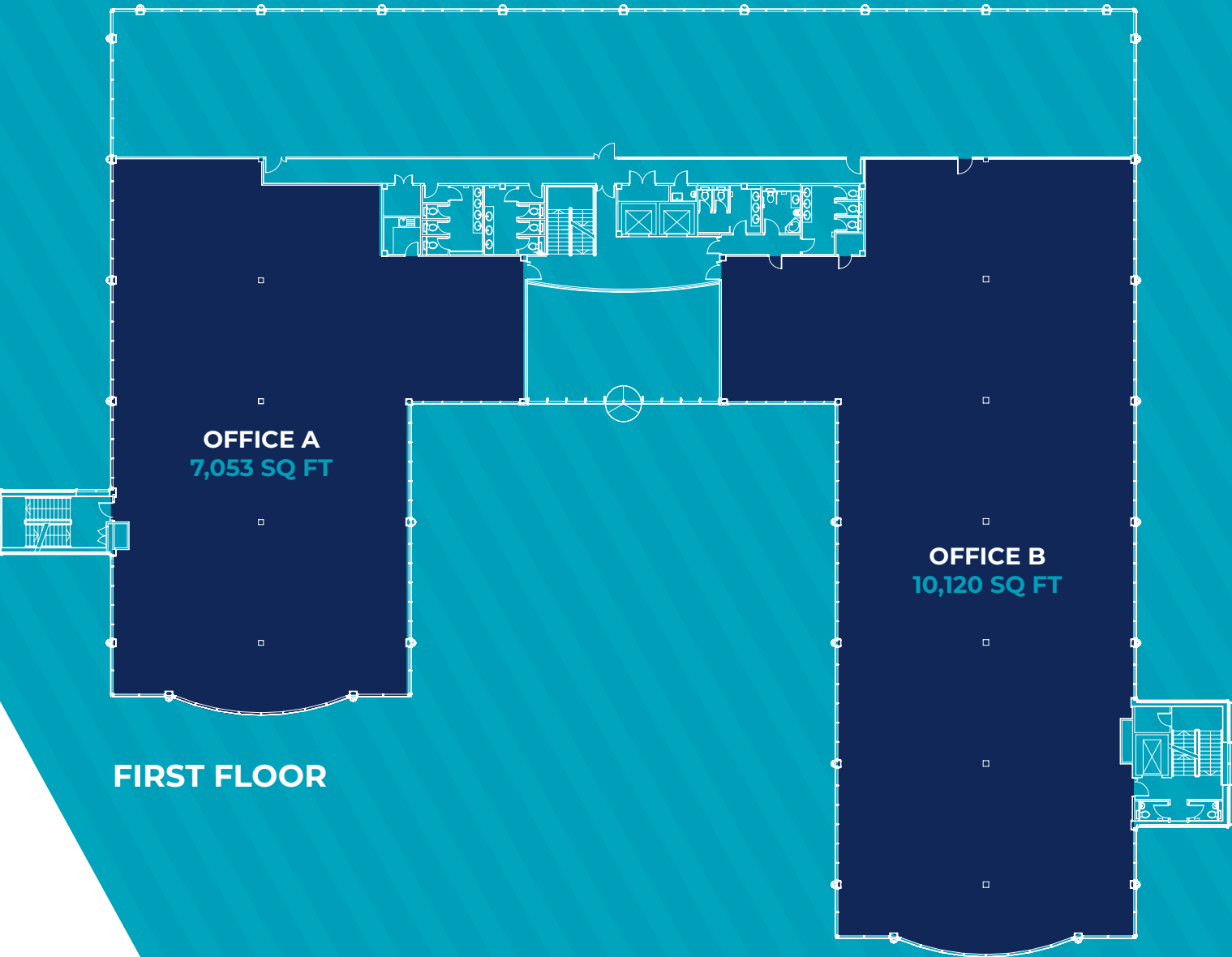
TERMS

New direct lease from the Landlord on terms to be agreed.

SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
FIRST – OFFICE A	7,053	655
FIRST – OFFICE B	10,120	940
SECOND	25,105	2,332
TOTAL	42,278	3,927

N/A



IN THE VICINITY

BASINGSTOKE is built for business, with excellent road and rail links, great amenities, a pro-business council and superb quality of life.

The Basingstoke employee base is strong in telecoms, IT, pharma, financial services, defence and electronics.

The town centre is just a mile to the north east of Viabes, and offers an array of shopping, dining and leisure and arts facilities.

The town is surrounded by beautiful Hampshire countryside offering a wide range of sporting and recreational opportunities.

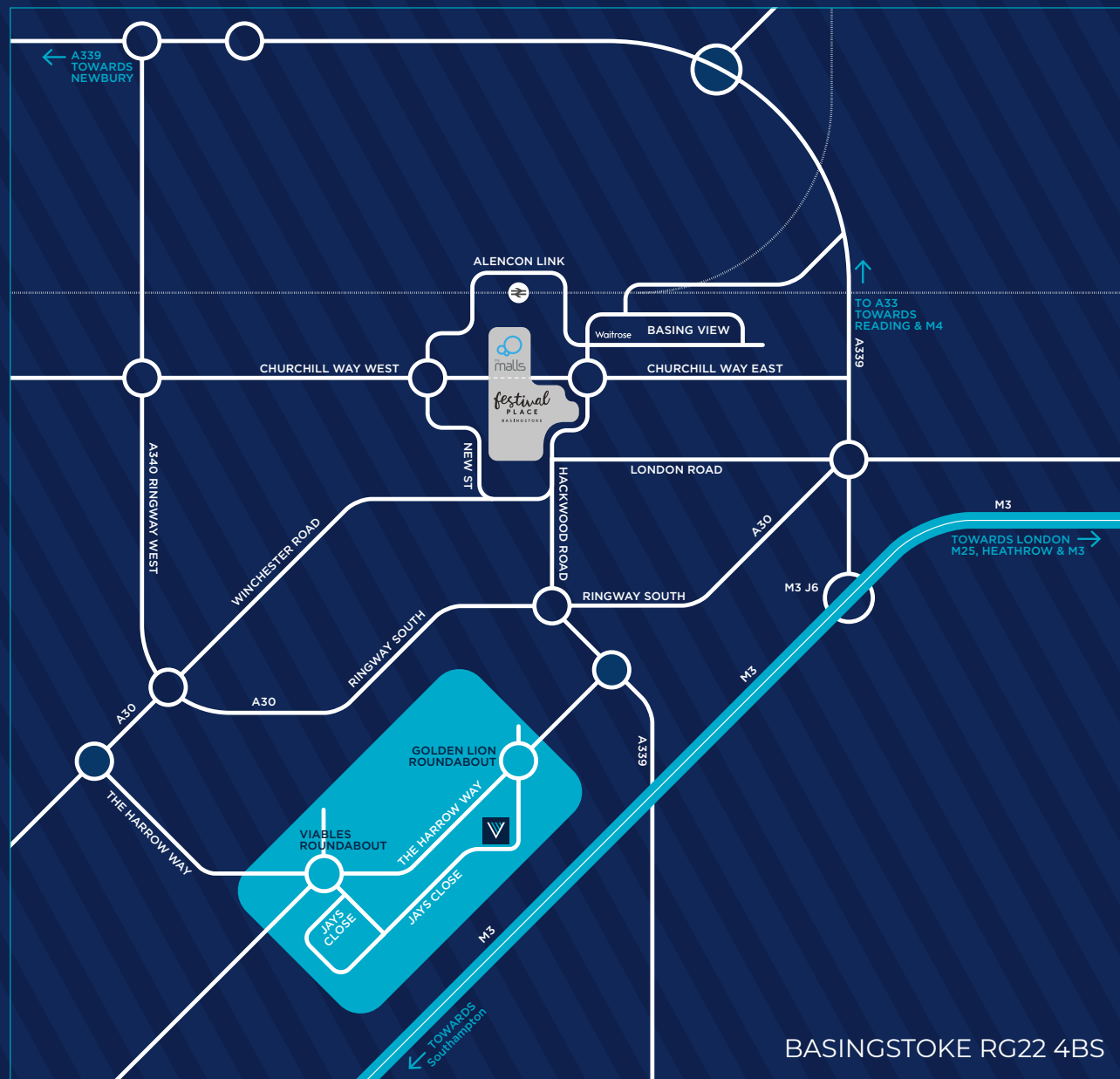
With its open air festivals, performance venues, galleries and museums, there is plenty to do in Basingstoke all year round.

The park is home to a number of multinationals including Motorola, De La Rue, Adidas, Sony Broadcast, Capita, Hawk-Eye & Fujitsu.



THE ANVIL CONCERT HALL AND PERFORMING ARTS CENTRE





CAR



J6 M3
5 MINS

NEWBURY
24 MINS

WINCHESTER
25 MINS

SOUTHAMPTON
40 MINS

LONDON
90 MINS

TRAIN



READING
17 MINS

WOKING
18 MINS

CLAPHAM
JUNCTION
39 MINS

LONDON
WATERLOO
42 MINS

OXFORD
52 MINS

THE **VIABLE** CONNECTIONS

VIABLES3 is located approximately halfway between junctions 6 and 7 of the M3 motorway, close to Basingstoke town centre and the ring road.

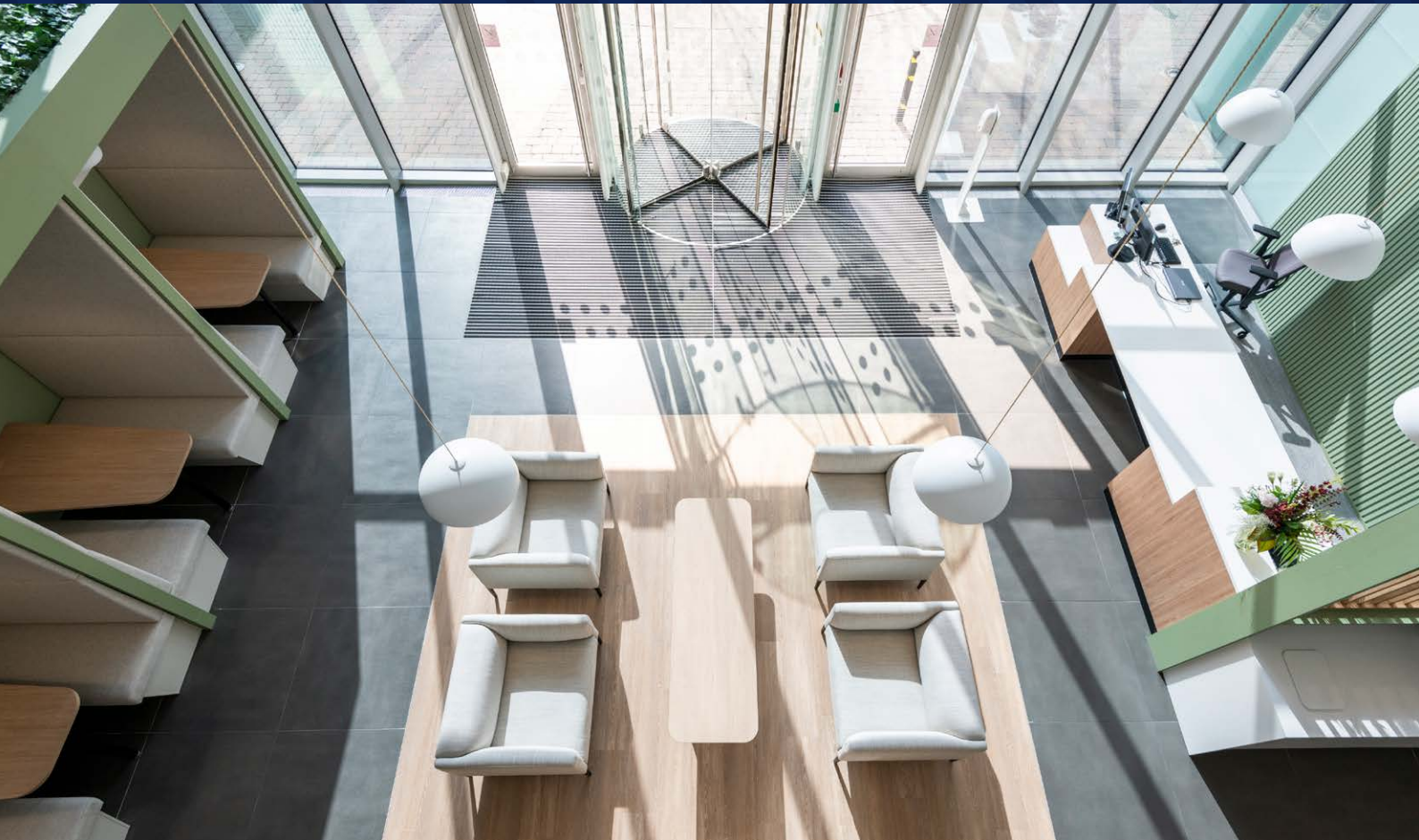
The latter can be accessed by car within a couple of minutes and results in a highly efficient road system within the town.

Basingstoke mainline railway station provides a direct service to London, Waterloo (45 minutes), Reading, Southampton and the West Country.

The Elizabeth Line into London can be accessed at Reading from 2021, some 15 minutes by rail and 17 miles by road.



v3basingstoke.co.uk



For further information, please contact the joint sole agents:



RUSSELL WARE

russell.ware@bdt.uk.com

07747 846 422

ANDREW NEWMAN

andrew.newman@bdt.uk.com

07768 724 356



RHODRI SHAW

rhodri.shaw@hollishockley.co.uk

07768 448 211

ELIZABETH GRAY

elizabeth.gray@hollishockley.co.uk

07712 815 268

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. September 2025