

SOVEREIGN HOUSE

BASINGSTOKE RG21 4FA

6,200 – 12,555 – 25,110 sq ft
Grade A Office Space with
39 parking spaces per floor



Sovereign House

4th floor










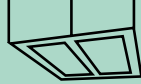




The only grade A floorplate of its size in the town centre

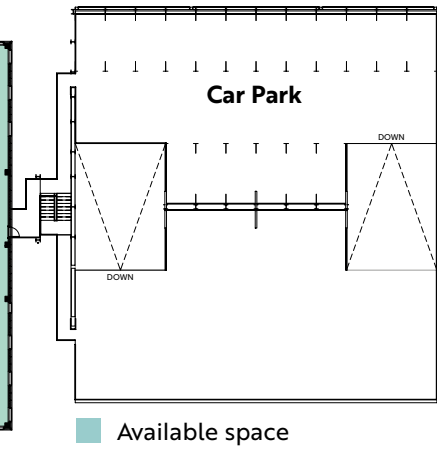
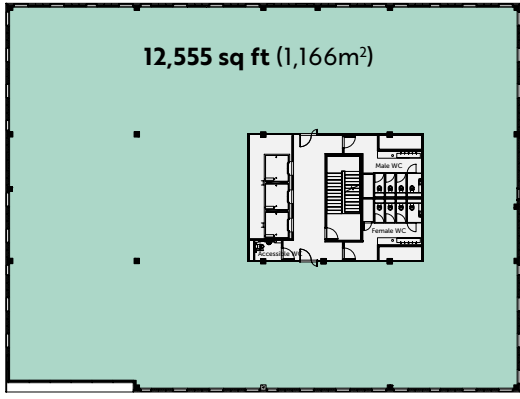
The 60,000 sq ft building was constructed in 2018 and let to Sovereign Housing Association in early 2019. The fourth floor of 12,555 sq ft (1,166 sq m) has been left vacant and is now available to sub-let along with 39 car parking spaces. The top floor aspect affords views across Basing View and central Basingstoke. It could be divided to form two suites, each of approx. 6,200 sq ft. The 3rd floor also offers 12,555 sq ft which could be made available to facilitate requirements up to 25,110 sq ft.

Sovereign Housing Association have made modifications to common areas, but the subject floor is essentially self-contained, approached via the modern reception facility and central core area.



 <p>Bicycle storage racks</p>	 <p>EPC A & BREEAM 'excellent' rating</p>	 <p>39 allocated spaces per floor (ratio of 1:322 sq ft)</p>	 <p>Comms & data supplies*</p>	 <p>4 male, 4 female & 1 accessible WCs</p>	 <p>VRF air conditioning</p>
 <p>Access security control</p>	 <p>Floor to ceiling height of 2.9 metres</p>	 <p>3 x 13 person passenger lifts</p>	 <p>Suspended metal ceiling tiles</p>	 <p>LED lighting</p>	 <p>Raised access floor</p>

*To be installed by an incoming sub-tenant utilising existing service risers



Available space

Sub-lease terms

The space is available on flexible sub-lease terms by arrangement. Sovereign Housing Association will entertain sub-tenant interest with provision for early break clause(s).

Service Charge

Running and maintenance costs for common and external areas can be capped but excluding electricity consumption for the demised offices. Rights are reserved to increase this charge in line with annual RPI increases.

Business Rates

In line with other Grade A office buildings in the town, we would estimate rates payable of approximately £12.32 per sq ft per annum.

Rent

Please apply to the sole letting agent.



Basing View

Basing View is one of the best connected and affordable business destinations within the Southeast, currently home to in excess of 180 businesses. Its location is between the town’s mainline railway station and Junction 6 on the M3 (between a 2 – 5-minute drivetime). The Festival Place shopping centre and the Anvil Theatre are also accessed by way of a 5 and 10 minute walk respectively. In addition to the variety of shops and restaurants nearby, Basing View also boasts a Village Hotel and Gym.

Globally recognised company brands are represented on the business park such as Eli Lilly, The AA and Sun Life Financial. Highly respected UK and international companies include Penningtons Manches LLP, Steris and EniProgetti S.p.A. These employers are supplemented by fast growth organisations such as Reassured, Tomato Energy, Glory Global and Castle Trust. At the last estimate, around 4,500 people work on Basing View, and it is envisaged that the ongoing regeneration project has the potential to double that number over the next 15 years.

Borough Council initiatives, together with financial support from Enterprise M3 LLP, have revitalised the location. Twice in recent years, Basing View has been shortlisted in the “Best Business Park” category for a Thames Valley Business Award.

Additional parking facilities are provided at the Waitrose store and within a separate site run by RingGo.



Basingstoke

Basingstoke is a popular and progressive business location in north Hampshire. It offers superb road and rail links, fabulous amenities, a pro-business Council and superb quality of life. The town's employee base is strong and diversified in IT, telecoms, pharma, defence, electronics, finance and insurance.

The town is surrounded by beautiful Hampshire countryside, offering a whole range of recreational, leisure and sporting opportunities. Basingstoke is a great place to work, chill and play.



480,000 skilled people are within a 1 hour commute



£259,000 digital tech per employee



34% of the population are under 30



81,000 jobs



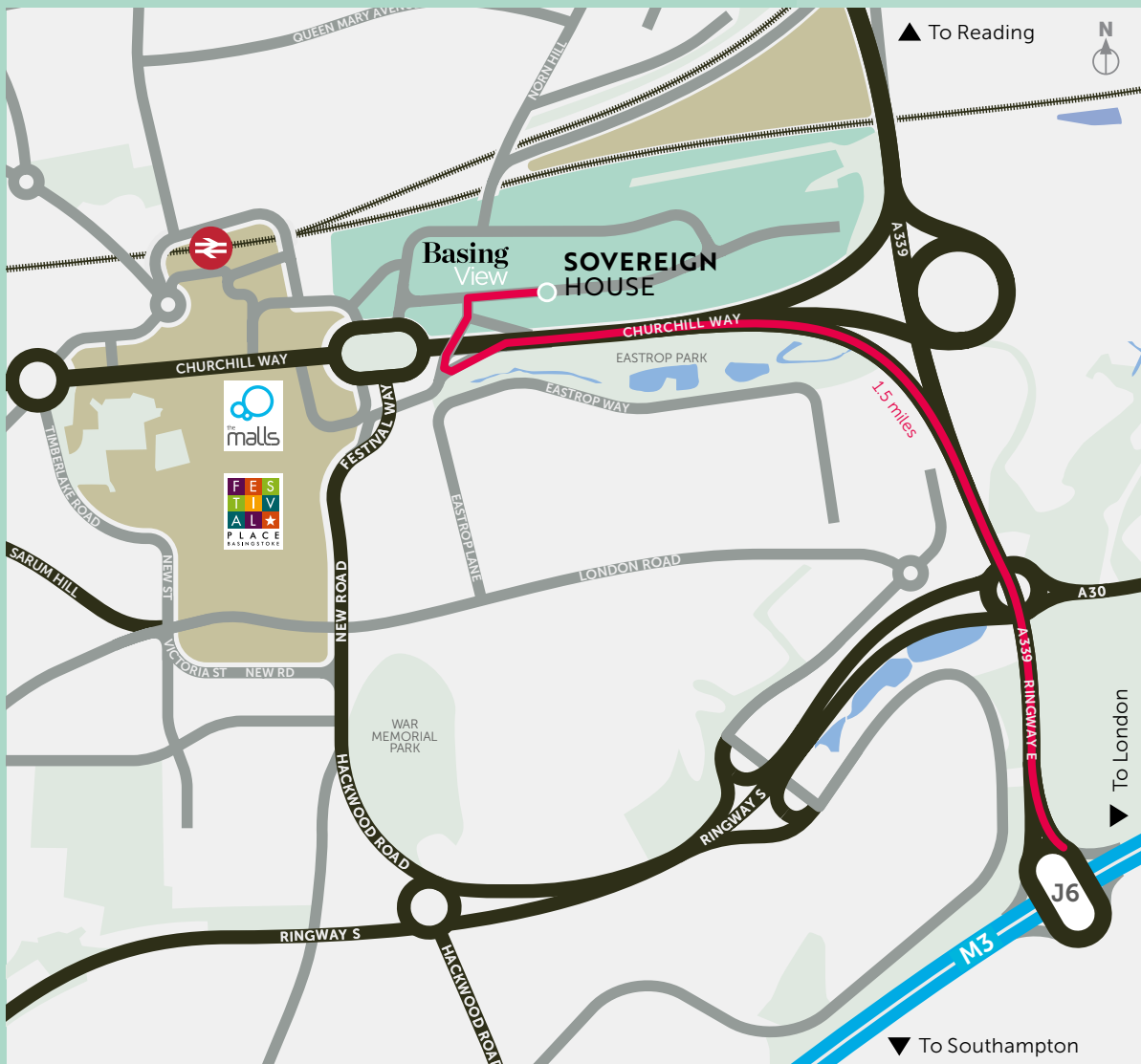
7 universities in easy striking distance



Ranked 4th 'Hot Office' location*

*Survey conducted by Property Week

Waterloo is only 45 minutes away



Miles by road

From Basing View

Fleet	15
Farnham	16
Reading	17
Farnborough	17
Southampton	30
Heathrow	38
Portsmouth	49
London	52
Gatwick	61

*Source: AA Route Planner

Minutes by rail

From Basingstoke Station

Fleet	11
Reading	16
Farnborough	16
Southampton	23
Waterloo	42
Paddington	55
Gatwick	69
Bristol Parkway	76
Heathrow	78
Manchester	206

*Source: thetrainline.com

Viewings

Strictly by appointment with the sole agent:



bdtd
www.bdt.uk.com
01256 840777

Andy Gibbs
andy.gibbs@bdt.uk.com

Russell Ware
russell.ware@bdt.uk.com

Misrepresentation Act 1967: The particulars contained in these particulars are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract. **Finance Act 1989:** Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessor must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. July 2025.