

# ONE N E

BASING  
VIEW

HQ OFFICE OPPORTUNITY  
51,022 SQ FT

# ONE OF A KIND

One Basing View, designed by Fibonacci Architects, is a contemporary office building created to maximise natural light and offer generous outdoor space, including rooftop terraces.

The floorplates have been designed with flexibility in mind and the building benefits from 91 car parking spaces.





festival  
PLACE

vue

the  
malls

AnvilArts

BASINGSTOKE  
STATION

WAITROSE  
& PARTNERS

GO  
Outdoors

5 MINS  
WALK

6 MINS  
WALK

# ONE OF THE MOST PROMINENT SITES ON BASING VIEW

For corporate occupiers requiring HQ offices, ONE Basing View combines an environmentally sustainable specification with prominence, visibility and a grade A finish focusing on staff health and wellbeing.

ONE  
BASING  
VIEW





Indicative photo shows office space of similar development

# ONE FORMULA

**ONE BASING VIEW WILL  
BE DESIGNED TO EMBRACE  
MODERN WORKPLACE ETHICS**



**91 CAR  
PARKING SPACES  
(1:561 SQ FT)**



**SECURE  
BICYCLE  
STORAGE**



**SHOWERS AND  
CHANGING ROOMS**



**GREEN ROOF  
TERRACES**



**TWO-STAR FITWEL  
RATING, WHICH  
MEASURES HEALTH  
AND WELLBEING**



**BREEAM  
EXCELLENT**



**EPC A  
RATING**



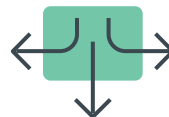
**CAFÉ AND  
BREAK OUT AREA**



**2 x DDA COMPLIANT  
13 PERSON  
PASSENGER LIFTS**



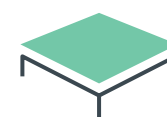
**SUSPENDED CEILINGS  
WITH INTELLIGENT  
PIR LED LIGHTING**



**HIGHLY EFFICIENT VRV  
AIR CONDITIONING**



**MALE & FEMALE WCs  
ON EVERY FLOOR**



**150MM RAISED  
ACCESS FLOOR VOID**



**10 EV CHARGING  
POINTS**



**CLEAR FLOOR TO  
CEILING HEIGHT 2.9M**



WAITROSE  
& PARTNERS

GO  
Outdoors

SunLife

PENNINGTONS  
MANCHES  
COOPER

eni

Lilly

SNG  
Sovereign  
Network  
Group

unum

NetworkRail

VILLAGE  
HOTELS

Reed

AA REASSURED



BASING VIEW

OZE  
BASING VIEW

EASTROP PARK

A3010 CHURCHILL WAY EAST

EASTROP WAY





# ONE STOP SHOP

Basingstoke offers excellent shopping, a world class concert hall, a choice of theatres, modern leisure facilities and numerous sports clubs.

There are lots of places to eat out, from modern bistros to country pubs, whatever your taste.



# ALL IN ONE PLACE

Sainsbury's

M&S

TESCO

WAITROSE  
& PARTNERS



COSTA

★ PRET ★

CÔTE

las  
IGUANAS

BREWDOG

FIVE GUYS®

Nando's

CAFFÈ  
NERO



CO  
SY.

HOTEL  
Chocolat.

W  
Waterstone's

Superdrug★

next

flying tiger  
copenhagen

LUSH  
FRESH HANDMADE COSMETICS

Clarks

PANDORA

SUPERDRY®

O<sub>2</sub>

RIVER ISLAND

wagamama

GAME

Boots

SKECHERS



MONSOON  
Accessorize

FATFACE

NEW  
LOOK



OFFICE

H&M

Robert Dyas



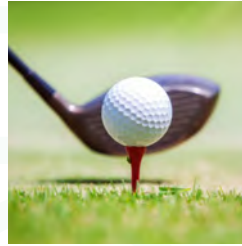
schuh

GOLDSMITHS  
SINCE 1778





# ONE THRIVING TOWN



The Town is surrounded on every side by beautiful countryside and is just minutes from the M3, bringing London, the Thames Valley and the South Coast within easy reach.

Basingstoke has witnessed a surge in the provision of high quality housing to appeal to all budgets. Whether a town centre apartment or a family home set on the edge of beautiful countryside, Basingstoke offers whatever you are seeking.

Basing View is recognised as a thriving 'in town' mixed use business park. Business is supported by amenities such as a Village hotel, Waitrose superstore and a frequent bus shuttle service to the nearby town centre and rail station.





**4,000+ STAFF  
EMPLOYED ON  
BASING VIEW**



**94% OF RESIDENTS  
THINK BASINGSTOKE IS  
A GREAT PLACE TO LIVE**



**£321K AVERAGE  
HOUSE PRICE<sup>1</sup>**



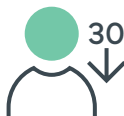
**£259K DIGITAL TECH  
TURNOVER PER  
EMPLOYEE<sup>2</sup>**



**480K SKILLED PEOPLE  
(NVQ3+) WITHIN  
60 MINS DRIVE**



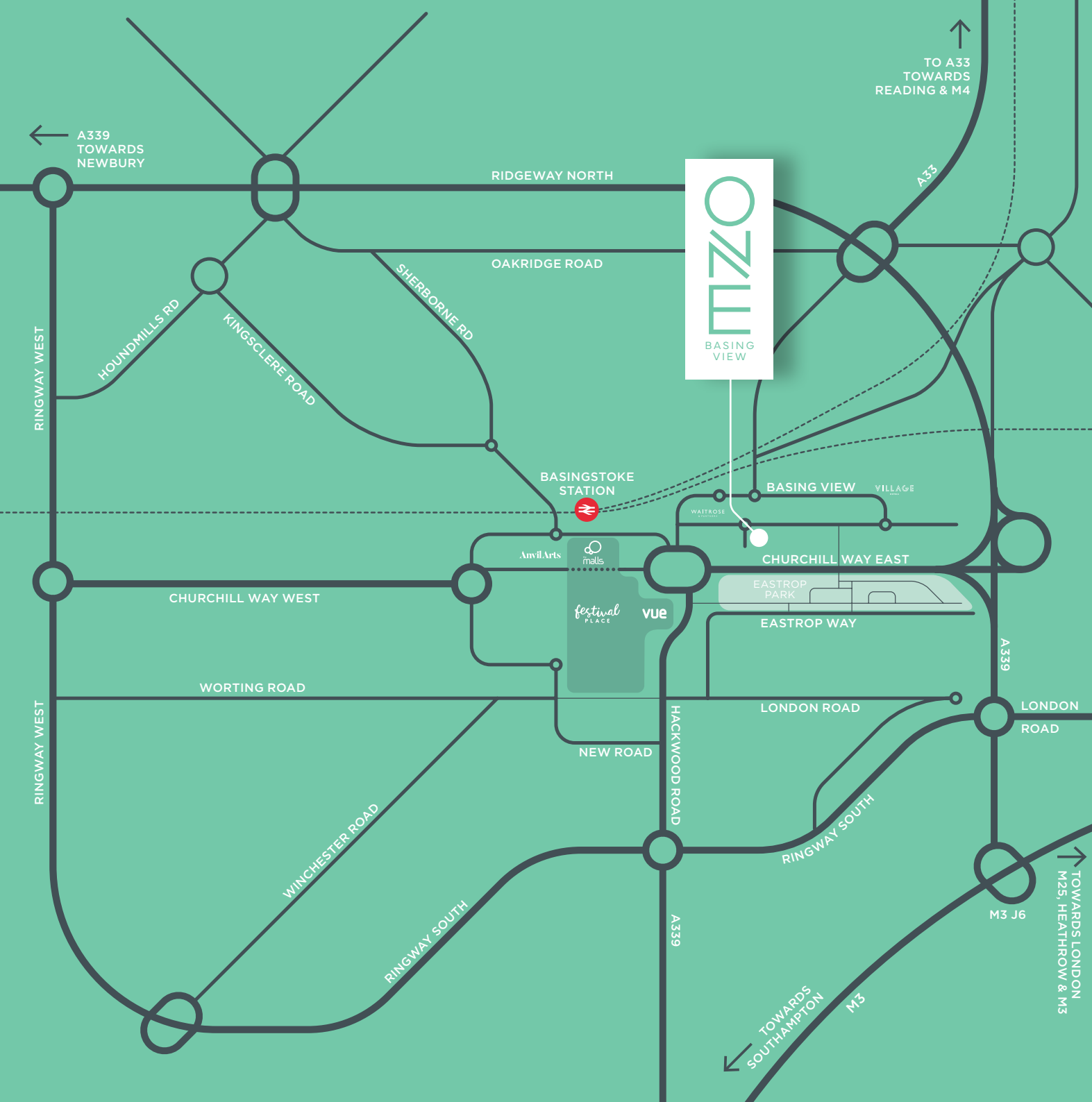
**7 UNIVERSITIES  
IN THE REGION**





**34% OF THE  
POPULATION  
ARE UNDER 30**


**ONE IN A  
MILLION**





# ONE DIRECTION

BY ROAD	Miles
Newbury	16
Reading	17
Farnborough 	17
Southampton 	30
Heathrow 	38
Guildford	31
Portsmouth	49
London	52
Gatwick	61

BY RAIL (Direct)	Mins
Farnborough	12
Reading	15
Woking	18
Southampton Airport 	22
Southampton Central	30
Waterloo	43
Oxford	49
Birmingham	110
Bristol	119

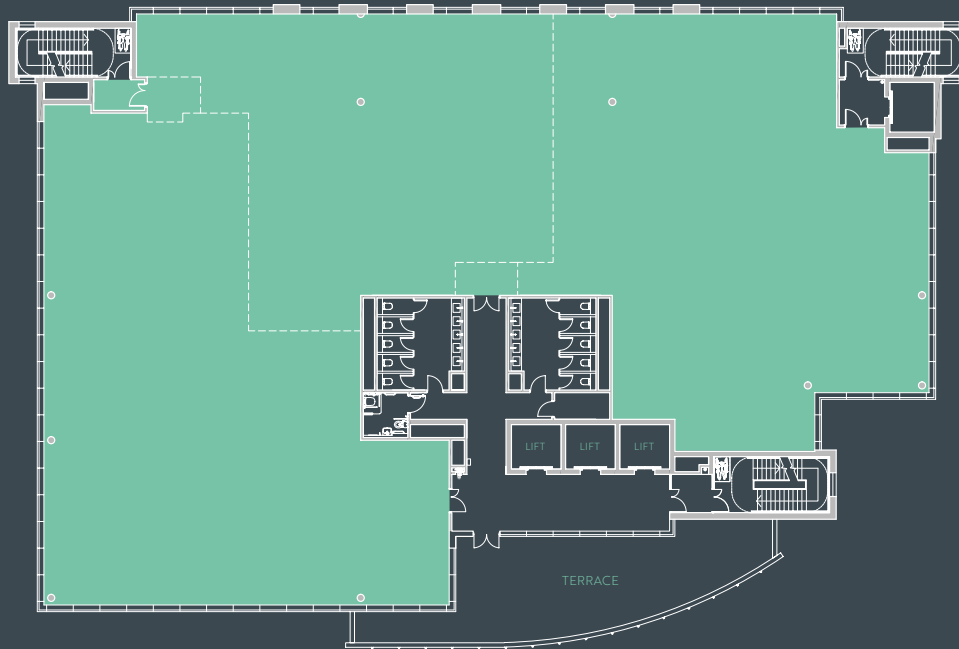
**SAT NAV: RG21 4HG**

 **///ENTER.DIGITS.TRACE**  
what3words.com



# ONE VISION

TYPICAL UPPER FLOOR



GROUND FLOOR



## AREAS

Planning consent will be obtained for a building of 51,022 sq ft, measured on an IPMS3 basis. Prelet discussions would be entertained for 25,016 sq ft or more.

(IPMS3)	sq ft	sq m
Fifth floor	12,013	1,116
Fourth floor	13,003	1,208
Third floor	13,003	1,208
Second floor	13,003	1,208
<b>Total</b>	<b>51,022</b>	<b>4,740</b>



# ONE Basing View

## ONE FOR ALL



**RUSSELL WARE**  
07747 846422  
russell.ware@bdt.uk.com

**ANDY GIBBS**  
07766 951719  
andy.gibbs@bdt.uk.com



**RHODRI SHAW**  
07768 448211  
rhodri.shaw@hollishockley.co.uk

**ELIZABETH GRAY**  
07712 815268  
elizabeth.gray@hollishockley.co.uk

Misrepresentation Act 1967: The particulars contained in this brochure 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 lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. January 2026.

## ONEBASINGVIEW.CO.UK

**SAT NAV: RG21 4HG**

 **///ENTER.DIGITS.TRACE**  
what3words.com