



BASINGSTOKE RG24 8QB

**FULLY FITTED
OPTIONS AVAILABLE**



GRADE A OFFICE SPACE
UNIT 4 1,707 – 3,661 SQ FT
TWO FLOORS AVAILABLE

FARADAYOFFICEPARK.COM



Faraday Office Park comprises seven modern, refurbished, self-contained office buildings arranged in an attractive, landscaped courtyard setting with an excellent average parking ratio of 1:256 sq ft.

The buildings benefit from integral VRF air conditioning systems, fully accessible raised floors, new suspended ceilings with LED light fittings and passenger lifts.

Unit 4 is a three storey semi-detached building with space available on the ground and first floors.

The ground floor has been fully fitted, newly furnished and supplied with a fibre connection by the landlord, all to a very high standard and ready for immediate occupation.



GROUND FLOOR FULLY FITTED



VRF AIR CONDITIONING



SUSPENDED CEILINGS



LED LIGHTING



FULLY ACCESSIBLE RAISED FLOORS



AVERAGE CAR PARKING RATIO 1:256 SQ FT



KITCHENETTE



PASSENGER LIFT



REDECORATED AND RECARPETED



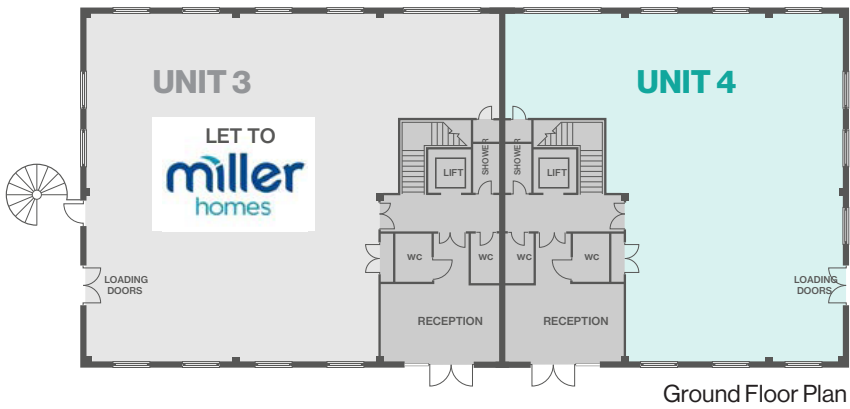
REFURBISHED RECEPTION AREAS



LANDSCAPED COURTYARD SETTING



EPC RATING C



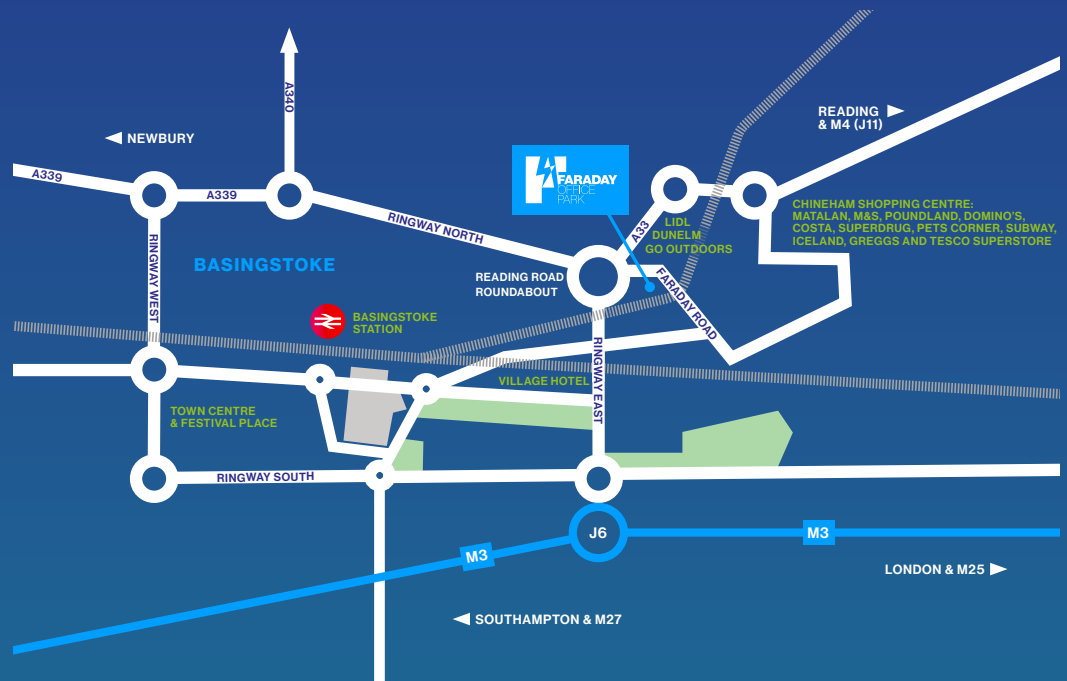
UNIT 4
1,707 – 3,661 SQ FT

	sq ft	sq m
Second	Let to Finch Group Ltd	
First	1,954	181
Ground	(Fully fitted) 1,707	159
TOTAL	3,661	340



LOCATION

Faraday Office Park is situated in a prominent and highly visible position within a 1/4 mile of the Ringway North and Reading Road (A33) intersection, providing dual carriageway access to both junction 6 of the M3 motorway (1.5 miles) and the town centre (1.5 miles). There are frequent rail services to London (Waterloo), with the fastest journey time being approximately 43 minutes. London Heathrow and Gatwick airports are approximately 38 miles and 60 miles away respectively.



For further information contact the joint agents



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