

Midpoint

Alençon Link **Basingstoke** RG21 7PP

Refurbished, fully fitted, air conditioned offices
6,181 sq ft (574 sq m) TO LET
With 22 parking spaces (*ratio 1:281 sq ft*)

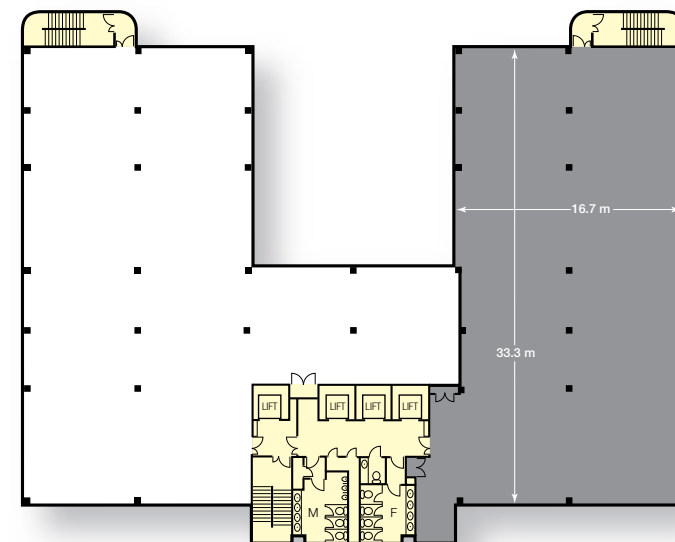


Impressive fully refurbished corporate office space which has been fitted out to a high standard, with air conditioning and allocated car parking, situated within a very short walking distance of the train station and Festival Place Shopping Centre

The Building

Midpoint is recognised as one of the town's most prominent office buildings, ideal for an organisation seeking a strong corporate image which benefits from unrivalled transport links and access to local amenities. Other occupiers in the building include Constructionline, Aecom, FCB Health and Motorola. The space available is located on the first floor west and benefits from the following facilities and specification:

- Building reception with concierge and security
- 4 No. 13 person lifts (*one suitable for goods*)
- Building heating, ventilation and air conditioning system (HVAC) controlled by building management system (BMS)
- Building cycle store and shower facilities
- Male, female and disabled toilet facilities on each floor
- Suspended ceiling with metal ceiling tiles
- Low glare LED lighting
- Full access raised floors
- 22 allocated car parking spaces



First Floor Plan (not to scale)

■ **6,181 sq ft (574 sq m)**

The allocated car parking is located in the decked car park beneath the building.

The car park is accessed directly from the north side of the Churchill Way dual carriageway just off the Victory Roundabout.

The owners of the building are planning to upgrade the reception area, lifts, common areas and external parts of the building over the coming months. Further details and an EPC are available upon request please contact the sole agents.



Main entrance



View towards railway station from rooftop



Main Reception

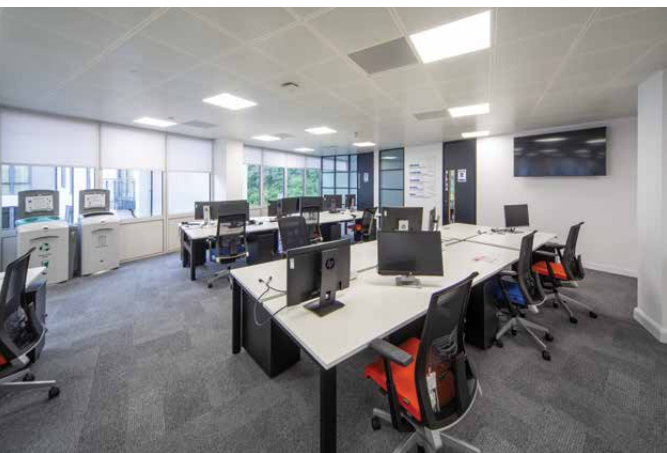


First Floor Breakout area

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Open plan office area with meeting rooms to rear

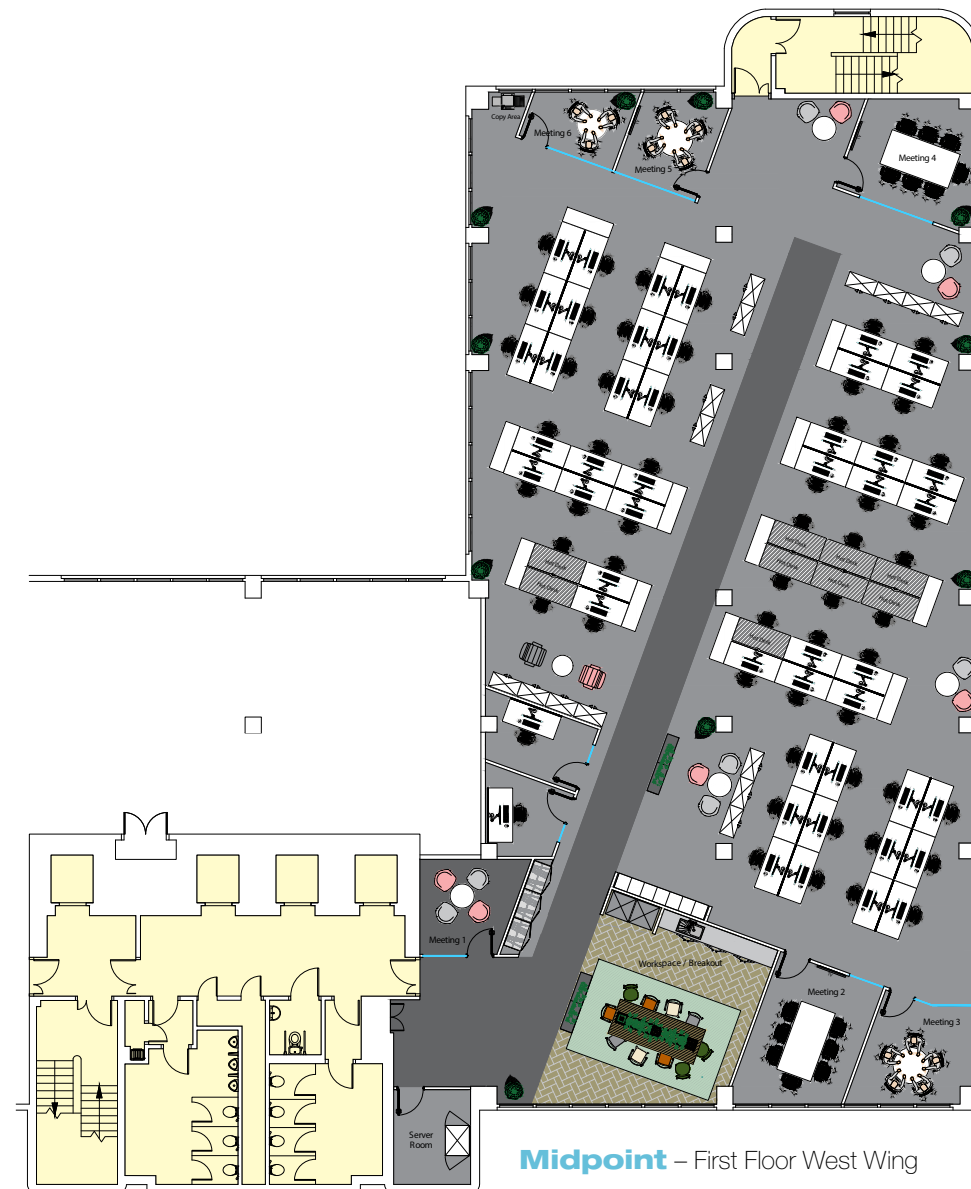


An internal fit out designed and built to a high specification to meet the needs of today's office occupier*

The existing fit out comprises:

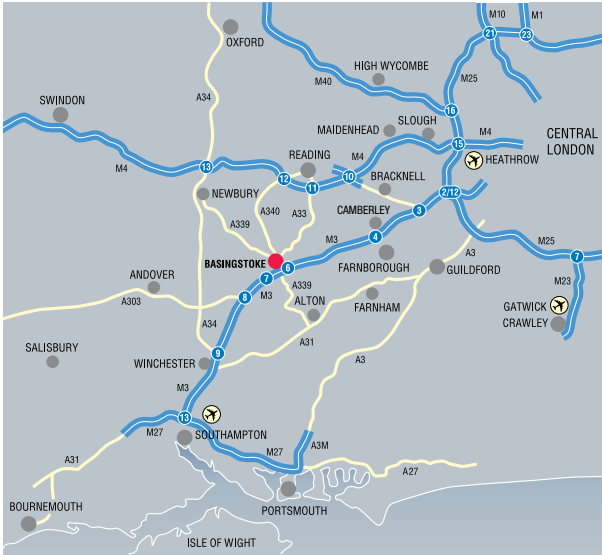
- Contemporary kitchen/breakout area with exposed feature ceiling
- Secure server room
- 6 No. meeting/conference rooms
- 2 No. individual offices
- Open plan office space suitable for approximately 56 No. workstations
- 5 No. area for informal meeting/collaboration

**fit out available by negotiation*



Midpoint – First Floor West Wing

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Location

The building is located on the south side of Alençon Link in the heart of Basingstoke town centre. The building can be accessed by foot from Alençon Link, which provides direct access to Basingstoke Train Station and Festival Place Shopping Centre (via The Malls). The building can be accessed by car from Churchill Way dual carriageway, which provides access to the A339 Ringway East and Junction 6 of the M3 motorway. Midpoint has unrivalled transport links as follows:

Basingstoke Train Station	0.2 miles (4 minute walk)
The Malls (Festival Place Shopping Centre)	0.2 miles (4 minute walk)
Basingstoke Bus Station	0.4 miles (8 minute walk)
Junction 6 M3	2.0 miles (5 minute drive)
London Heathrow Airport	35 miles (40 minute drive)

*Source: Google Maps (journey times are approximate)

London Waterloo Train Station	50 minutes
Southampton Central Train Station	35 minutes
Southampton Airport Parkway Train Station	25 minutes
Reading Train Station	15 minutes
Winchester Train Station	15 minutes
Farnborough Train Station	15 minutes

*Source: National Rail Enquiries (journey times are approximate)



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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.

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