

Basing View



Location Plan



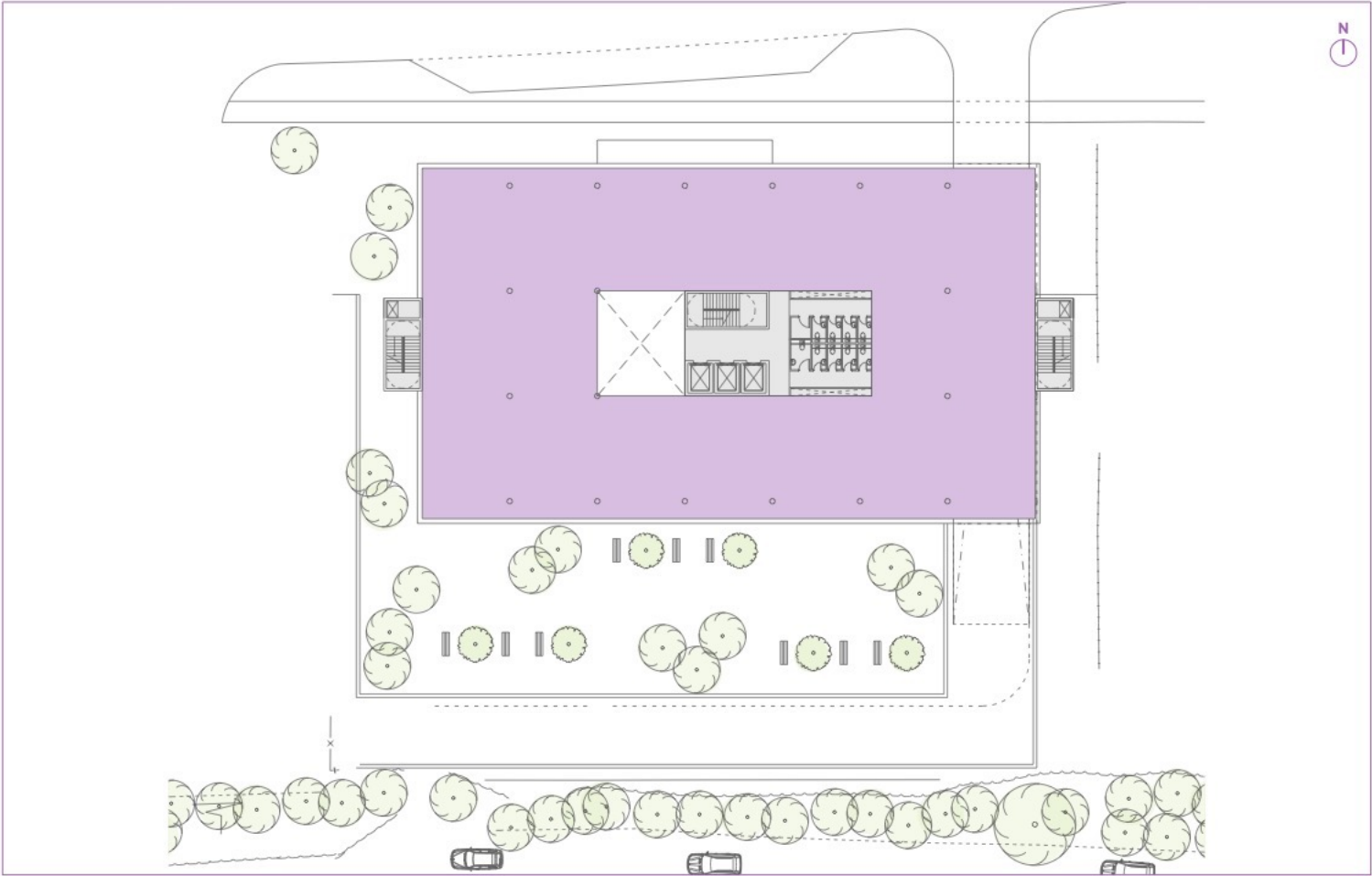


Typical upper

Plot V

Area Schedule

Floor	Net Internal Areas	
	SQ M	SQ FT
Lower Ground	-	-
Ground	1,215.0	13,078.15
▶ 1st	1,215.0	13,078.15
▶ 2nd	1,372.5	14,773.47
▶ 3rd	1,372.5	14,773.47
▶ 4th	1,372.5	14,773.47
Total	6,547.5	70,476.70

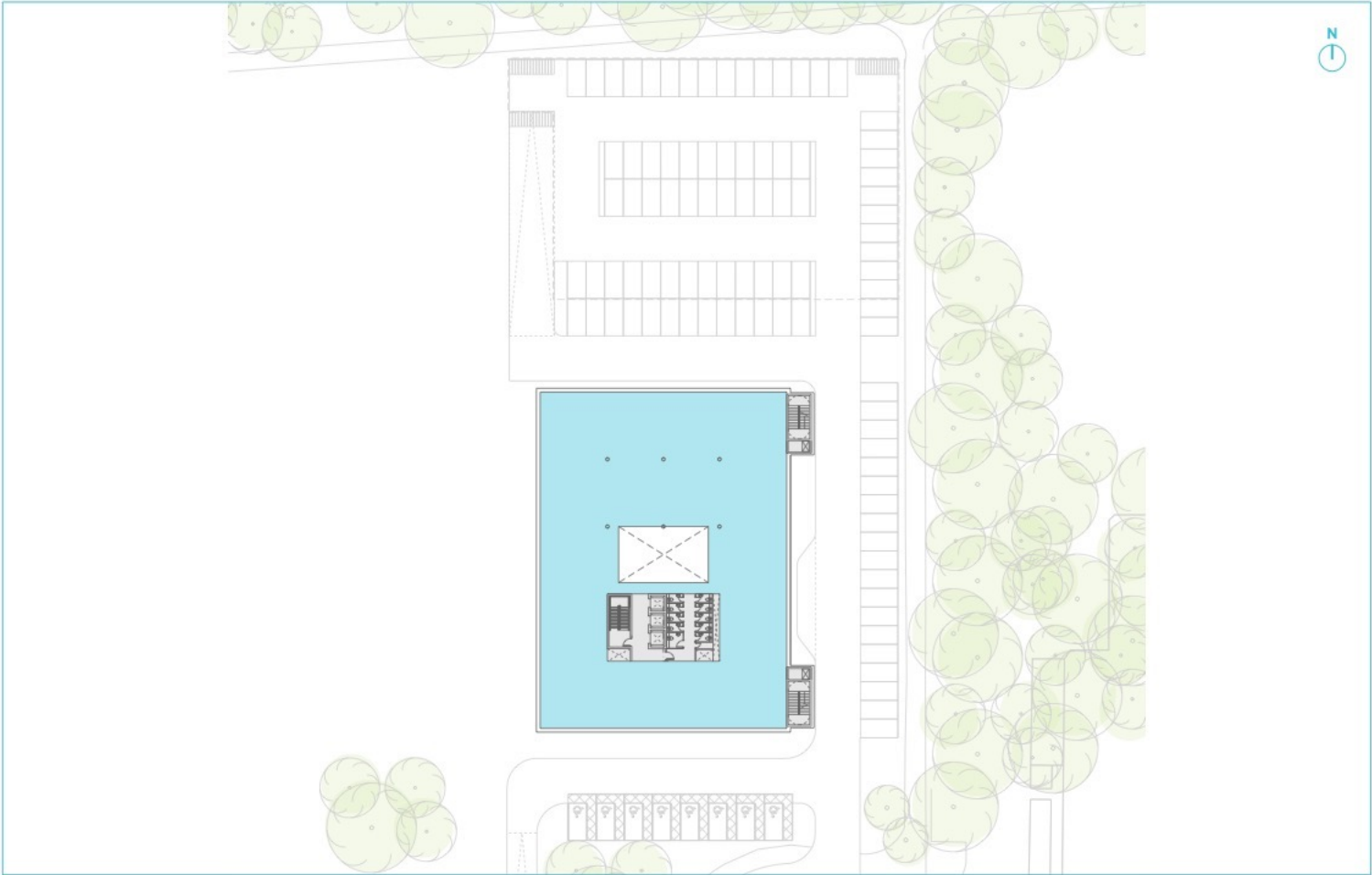


Typical upper floor

Plot W

Area Schedule

Floor	Net Internal Areas	
	SQ M	SQ FT
Ground Floor	1,211.5	13,040.48
1st	1,134.0	12,206.27
▶ 2nd	1,242.0	13,368.78
▶ 3rd	1,242.0	13,368.78
▶ 4th	1,242.0	13,368.78
Total	6,071.5	65,353.08



Specification

Overview



Grade A
Specification
building

BREEAM®

BREEAM
Certification
Excellent



EPC Rating
B



Wired Score
Gold



Well Building
Certification **Silver**

MECHANICAL SERVICES

- Air conditioning – full heat recovery system allowing for simultaneous heating and cooling on each floor (AirScore rating – TBC)
- Systems design to meet occupational density of 1:8 sq m
- Building Management System with remote 24 hr access

KEY DIMENSIONS

- Floor to Floor height – 4000mm (typical)
- Finished floor to finished ceiling – 3000mm
- Raised floor level – 150mm
- Planning Grid – 1500mm

RECEPTION

- Double height entrance
- High quality wall finishes
- Reception desk – Corian, timber or pre-cast stone
- Security gates

LIFTS & LOBBIES

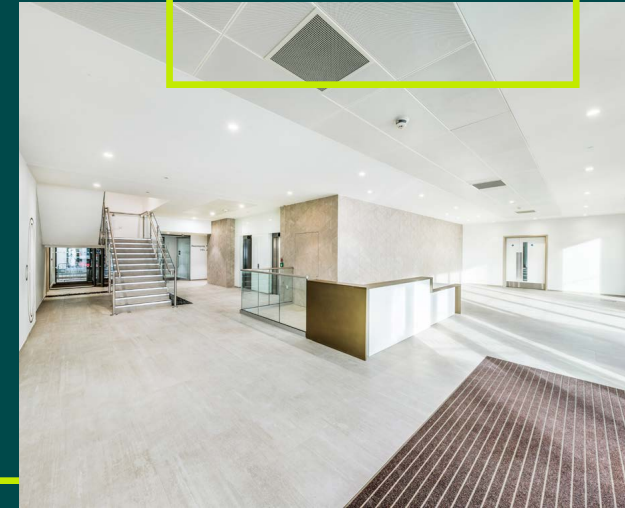
- 3 x 10 person lifts
- Floor tiles to match reception lobby
- Shower rooms and changing facilities

ROOF TERRACE

- Useable Terrace with Seating and Landscaping
- Green Sedum Roof



**Basing
View**



Project Status

Design & Planning

- Basing View is identified in the Basingstoke & Deane Local Plan (2011-2029), Policy SS8, as a Strategic Employment Area.

“Basing View will be regenerated as a 21st century business location and will be protected as a high quality strategic employment site for employment use.”

- The use of low-carbon technologies is encouraged in any development on Basing View.
- BDBC adopted a Parking Supplemental Planning Document in 2018, with standards for Non-Residential uses set at 1:45 sq. m. for inner-urban areas such as Basing View.
- The last 3 office building consents on Basing View have been granted by way of delegation to the planning officer, not decided by committee.

Our approach

Based upon collaboration and transparency

Defining the Brief

From the outset, we will work collaboratively to agree the objectives of the project and the product to be delivered.

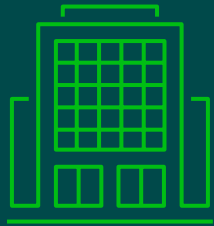
Developing the Design and Successfully Obtaining Planning Permission

We will engage the most appropriate professional team to bring forward the design of the building, engage with the local planning officers and obtain the necessary consents from the local authority.

Construction

The design will be developed to RIBA Stage 4, to facilitate the tender for a Design and Build contractor.

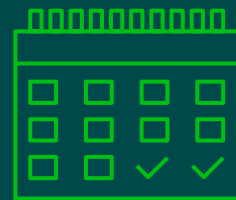
Summary of Benefits



Muse can deliver Tech Data's requirements of 65-75,000 sq. ft. of new office space in a stand-alone building on Basing View.



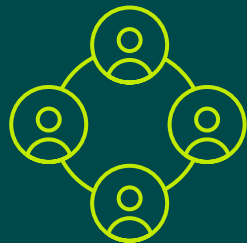
A proven track record of delivery, with the recent completion of the Sienna Building.



Ownership of the land is secured and the proposals fall in line with current planning policy.



There is a good relationship with the Planning Authority, with a number of consents achieved over the recent past.



Muse's collaborative approach is to work with our partners to deliver projects in line with required specifications.



Sustainability and health and wellbeing will be at the forefront of our objectives.



Muse will, on signing of Agreement for Lease, fund all costs up to start on site.



Discussions on funding of construction have already commenced.

A new generation of recently developed office buildings in Basingstoke which is transforming the business heart of this rapidly changing and expanding town.



A 153-room hotel with meeting and events space, together with excellent leisure facilities and great places to eat and drink.



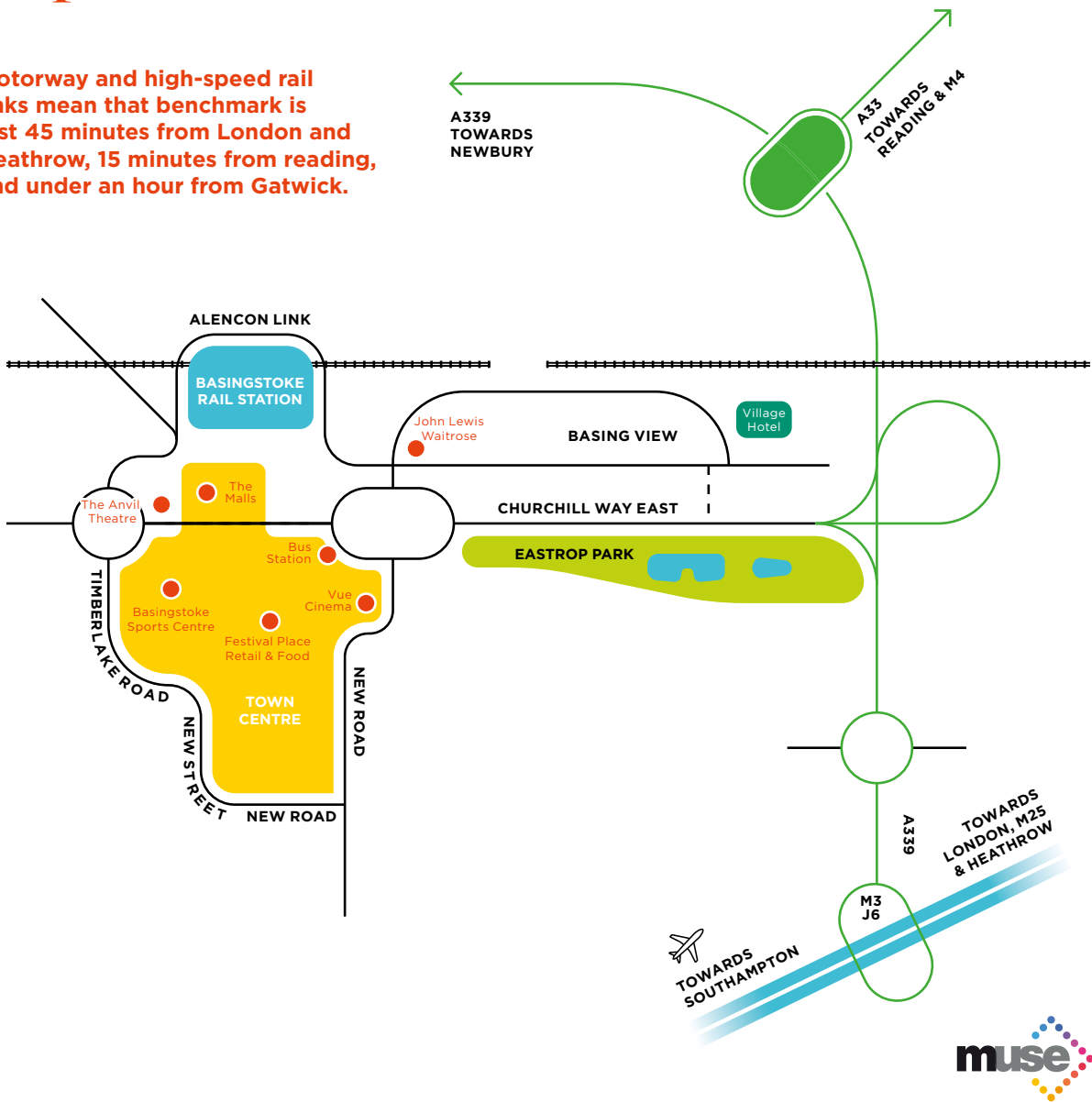
Furnishings, food store and café, two minutes walk from Basing View.



Some of the major employers with a home in Basingstoke.

Express to desk in 5 minutes

Motorway and high-speed rail links mean that benchmark is just 45 minutes from London and Heathrow, 15 minutes from reading, and under an hour from Gatwick.



Connectivity



Access to one of the UK's first test facilities for the super fast 5G mobile network, located in Basing View

Skilled workforce

30 MINUTES



Over 500,000 highly-skilled and educated people within a 30-minute drive

Digital tech productivity Turnover by employee

£ per person

Basingstoke 259k



**Basingstoke is ranked
5th in the UK for
digital tech productivity**

(Source: Tech Nation Report 2018)

Basingstoke is competitive & affordable

RENT

£927
£1,413
£1,729
£1,022
£1,803

AFFORDABLE LIVING

BASINGSTOKE
READING
MAIDENHEAD
GUILDFORD
FARNBOROUGH

HOUSE PRICES

£301,000
£306,000
£485,000¹
£282,000
£452,000²

Rent: Per calendar month,
All properties as of February 2019
Source: home.co.uk

House prices: Average
All properties as of December 2018
Source: HM Land Registry

¹Royal Borough of Windsor & Maidenhead
²Borough of Rushmoor

Basing View

Contact



Lambert
Smith
Hampton

