



LUTYENS CLOSE, BASINGSTOKE, RG24 8AG

Rare Headquarter Style Office Opportunity

CURCHOD&CO
01256 462222
curchodandco.com

OVERVIEW

- Located on an approx 3.423 acre site
- Excellent car parking ratio 1:231 sq ft (209 spaces)
- Vacant Possession can be provided, subject to the current freeholder and tenant agreeing a surrender
- Hampshire County Council currently occupy the Ground Floor (Level 2) and part of Level 3 but not on a commercial lease
- Freehold
- Price on Application



SALE DISPOSAL OPTIONS:

Option 1

Asset management investment opportunity to re-let vacant suites.

Option 2

Ideal owner occupier opportunity.

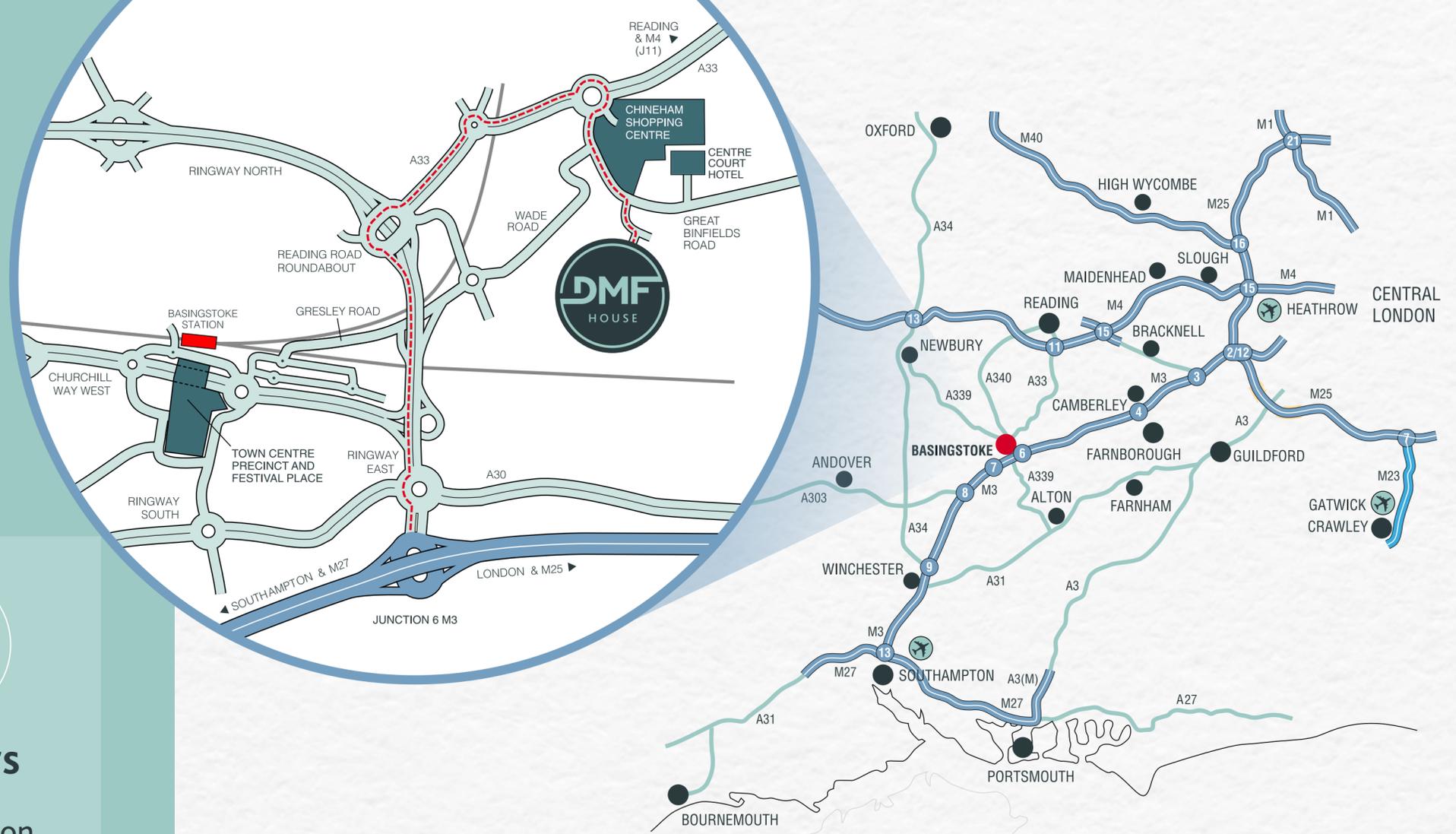
Option 3

Redevelopment of site (subject to planning).



LOCATION

Basingstoke is a major town in Hampshire, positioned between London and the South Coast. Known for its excellent transport links, it offers fast rail connections to London Waterloo and direct access to the M3, making it a popular choice for commuters and businesses alike.



MOTORWAY LINKS

J6 of the M3
(1.3 miles)

Reading
(16 miles)

Southampton
(32 miles)



RAIL CONNECTIONS

London Waterloo
(40-50 minutes)

Reading
(16 minutes)

Oxford
(50 minutes)

Southampton Central
(30 minutes)



AIRPORTS

Southampton
(31 miles)

Heathrow
(33 miles)

Gatwick
(60 miles)

The town benefits from thriving shopping centres including: Chineham Shopping Centre and Festival Place with over 150 shops and restaurants. Major occupiers include:



DESCRIPTION

DMF House is located on an approximate 3.423 acre site and comprises of a Modern Office Building with approx. 209 car parking spaces (1:209 sq ft net ratio). The property is located from level 0 to level 3, with the breakdown of the sizes of each level stated in the accommodation section.



Raised
Flooring



2 x
Passenger Lifts



LED Lighting



209
Parking Spaces



Separate Goods
Entrance

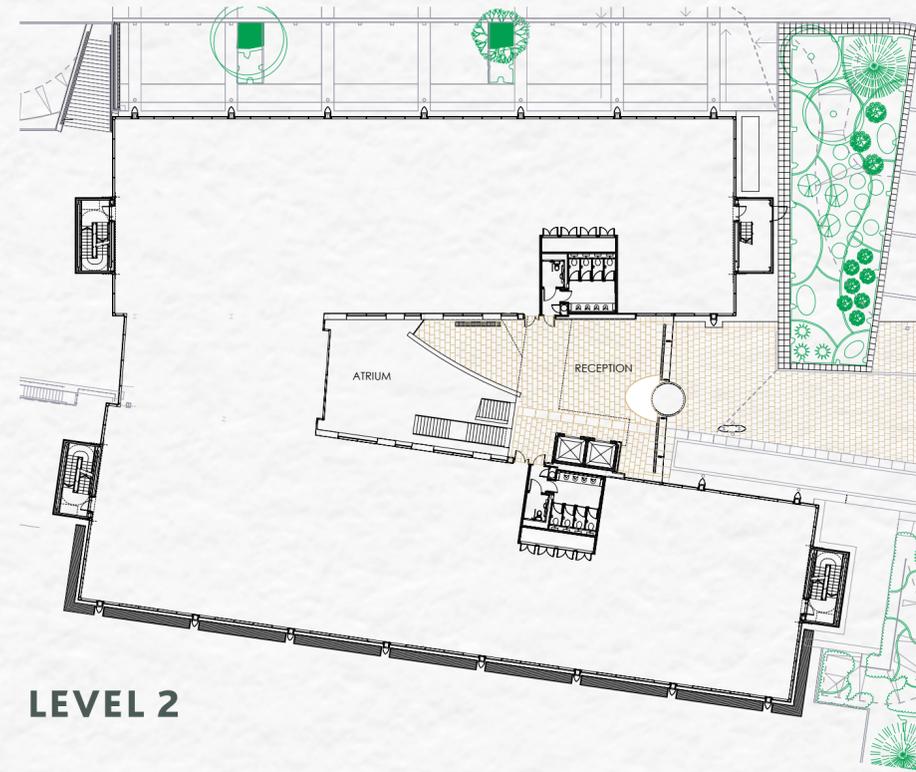


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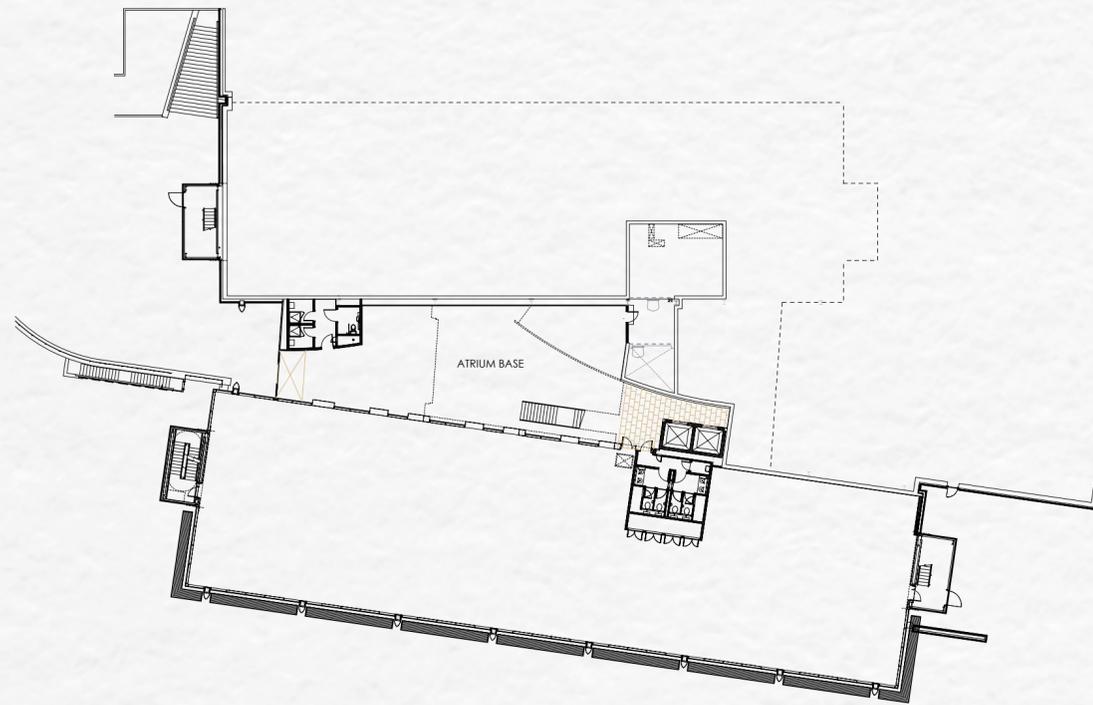


ACCOMMODATION

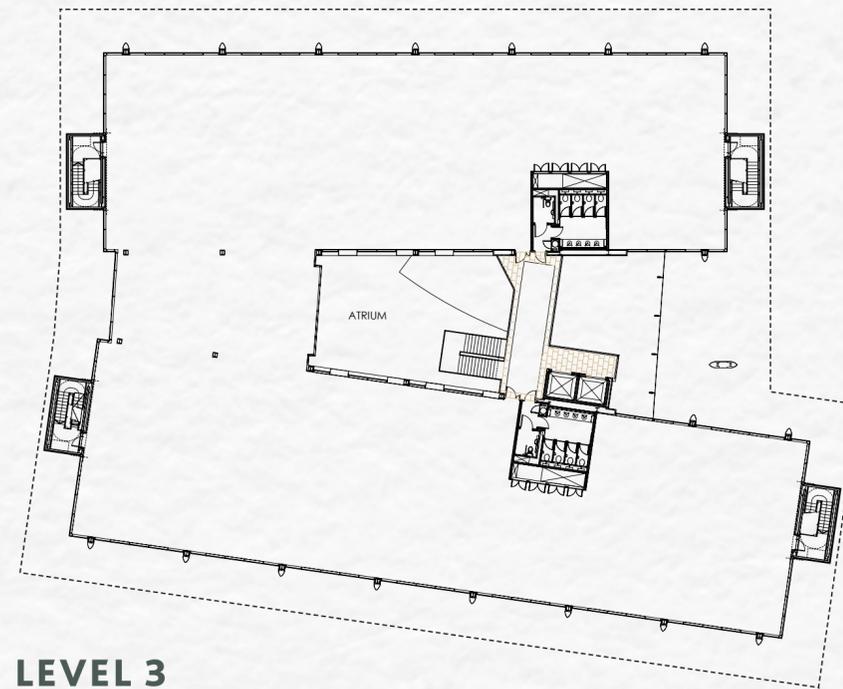
The accommodation comprises the following approximate areas, which covers the total area of the subject property (not deducting the areas which are currently let). Each applicant would need to undertake their own due diligence on this.



LEVEL 2



LEVEL 1



LEVEL 3

Unit	sq ft	sq m
Level 0 Storage	475	44.13
Level 1 Offices	8,600	798.97
Level 1 Atrium	2,600	241.55
Level 2 Reception	1,675	155.61
Level 2 Offices	17,500	1,625.80
Level 3 Offices	17,500	1,625.80
Total	48,350	4,491.86



TENANCY

DEMISE	AREA (SQ FT)	TENANT	LEASE END	COMMENTS
Level 3	5,177	Hampshire and Kent Commercial Services LLP (t/a Connect2Hampshire)	31.03.2029	Rent revised annually in line with CPI. The Tenant is anticipated to vacate in Q3 2026, subject to final approval from all parties

TENURE

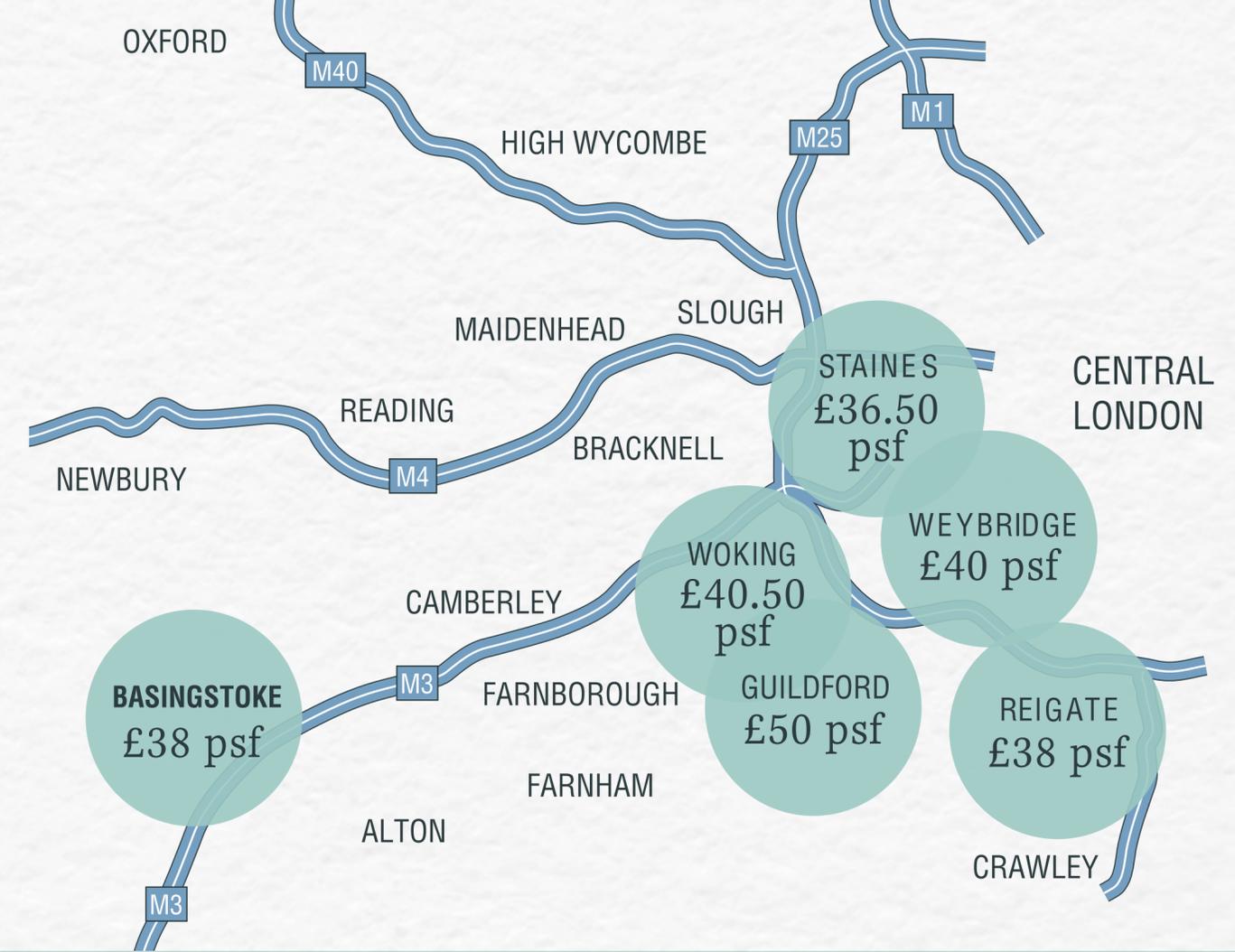
Freehold



OCCUPATION MARKET

Anglesea Capital have acquired Chineham Business Park and the future plans for the estate include significant re-development plans to industrial. Therefore, this is expected to have a positive impact on the Basingstoke Office market with take up levels expected to increase in 2026/27, as some occupiers are displaced at Chineham Business Park and will relocate to other offices within Basingstoke. Office take up in Basingstoke in 2025 was 61,680 sq ft, with more than 71% of this being at The Plant (including the AA moving in), which is described as the only super prime building in the area, with the highest transaction reaching a headline rent of £38 per sq ft, a new record for Basingstoke.

The total office stock within Basingstoke & Deane is estimated at 5.9 million sq ft (with the vacancy rate at 8.16%), this reiterates the fact Basingstoke being a key South East office market.



VACANT OFFICE SALES COMPS:

Eurasia, Maidenhead	50,529 sq ft	Sold with vacant possession in June 2025 for £100 per sq ft.
6 Church Street West, Woking	30,400 sq ft	Sold in June 2025 for £125 per sq ft.
Forum 1 in Reading	40,620 sq ft	Sold in May 2025 with vacant possession for £98 per sq ft.
40 Caversham Road, Reading	25,986 sq ft	Sold in March 2025 with vacant possession for £135 per sq ft.



VIEWING & FURTHER INFORMATION

TOM NURTON

07741 551255

tnurton@curchodandco.com

PIERS LEIGH

07967 726301

pleigh@curchodandco.com



CURCHOD&CO

01256 462222

curchodandco.com

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