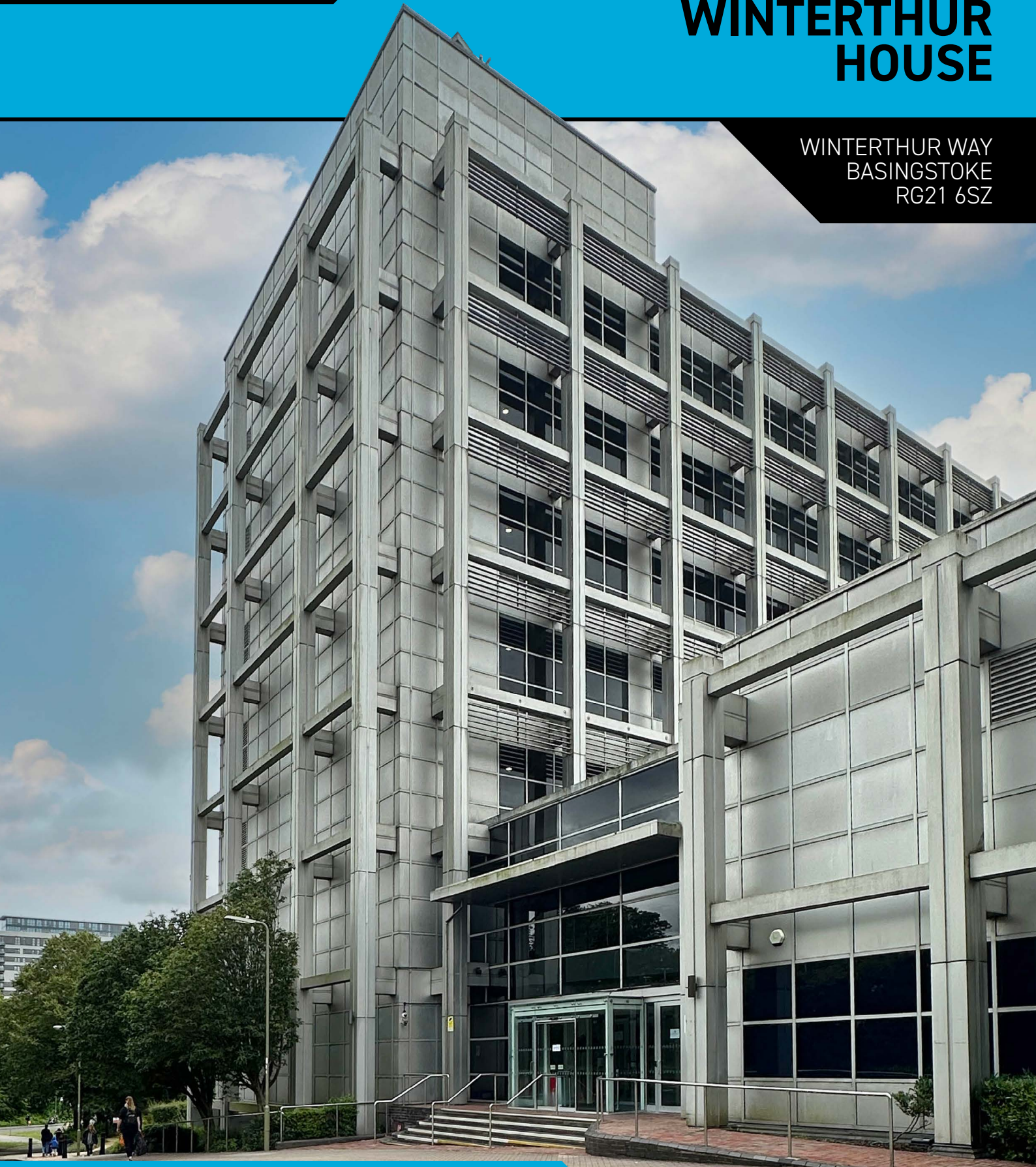


450 – 20,618 sq ft
OFFICES
TO LET



WINTERTHUR HOUSE

WINTERTHUR WAY
BASINGSTOKE
RG21 6SZ



Town centre offices with excellent on site parking,
available on competitive and flexible lease terms.

THE PROPERTY

Winterthur House is a purpose-built office building. Two blocks connected via a central atrium and link bridge at first floor level, providing 70,610 sq ft of modern accommodation.

The office space is predominantly open plan with flexible floor plates serving a range of occupier requirements.

Block A offers a basement, ground and 6 upper floors.

Block B is arranged over ground and first floors.

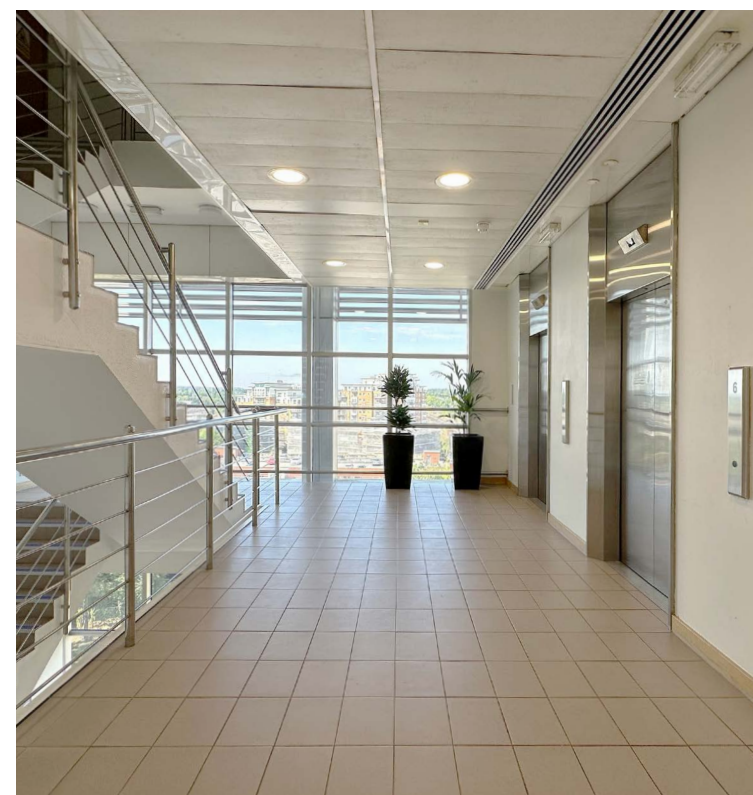
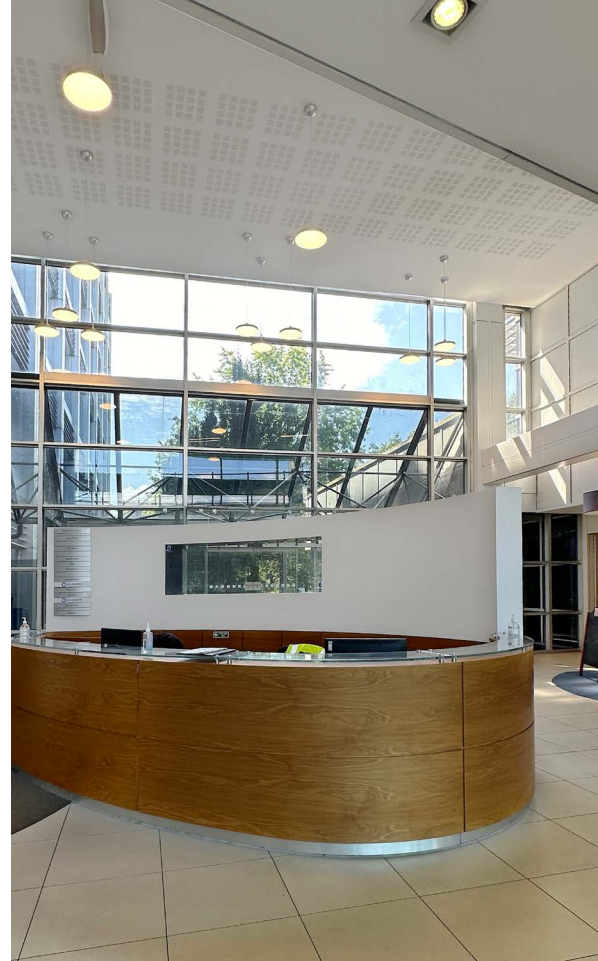
The building has considerable amenity space, with a generous canteen and break out rooms.

There is a detached multi-storey car park on site with 238 spaces including two EV spaces, five external bays and two motorcycle bays. There are an additional 60 spaces by external arrangement, providing an attractive in-town ratio of 1:237 sq ft.

A link bridge provides access to Block B's external first floor terrace.

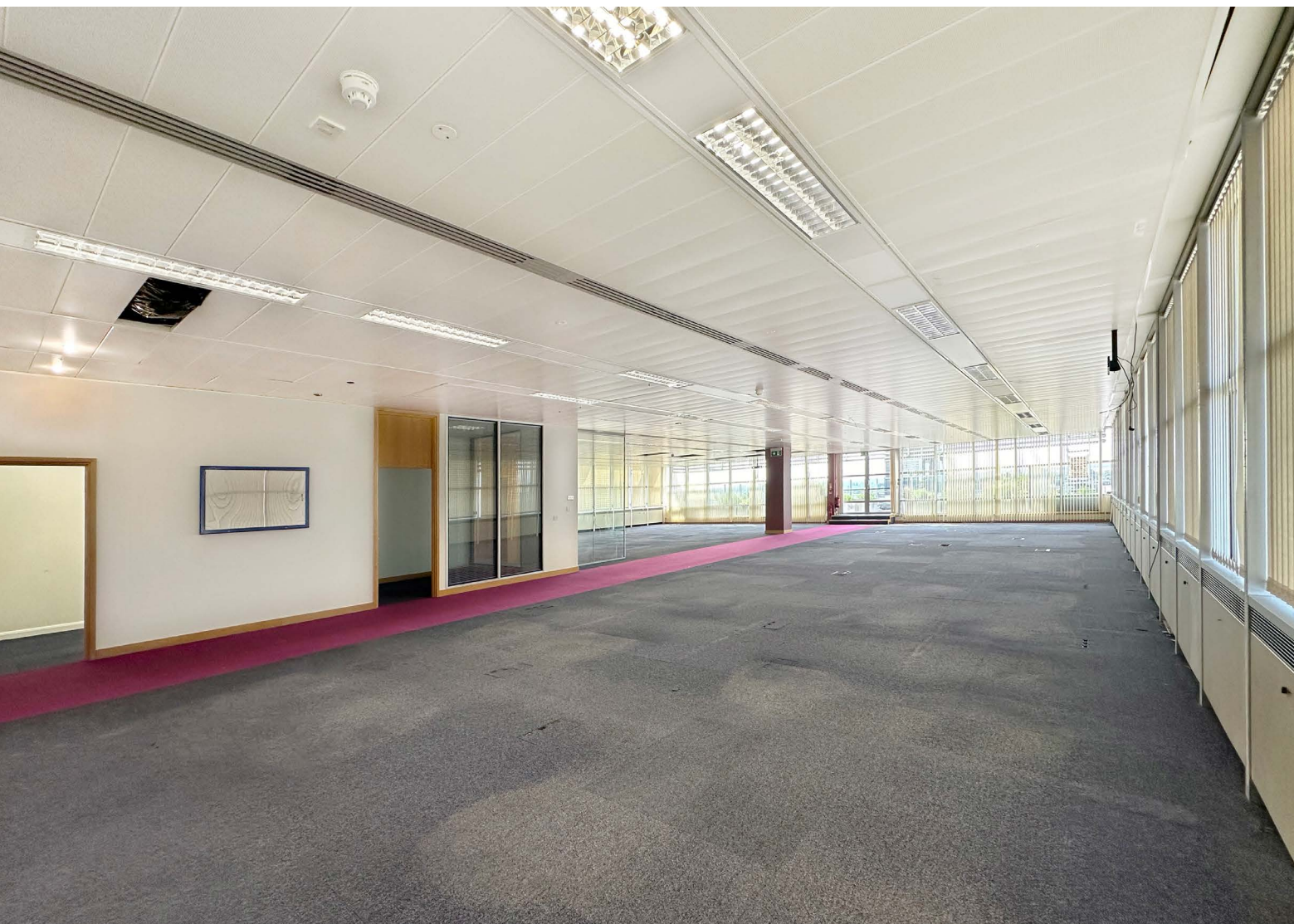
The freehold site includes two tennis courts, and the low rise Block B, providing significant massing potential.

EPC rating G174 . The current owners have secured an MEES exemption reference BEIS00269092KKBKGF.

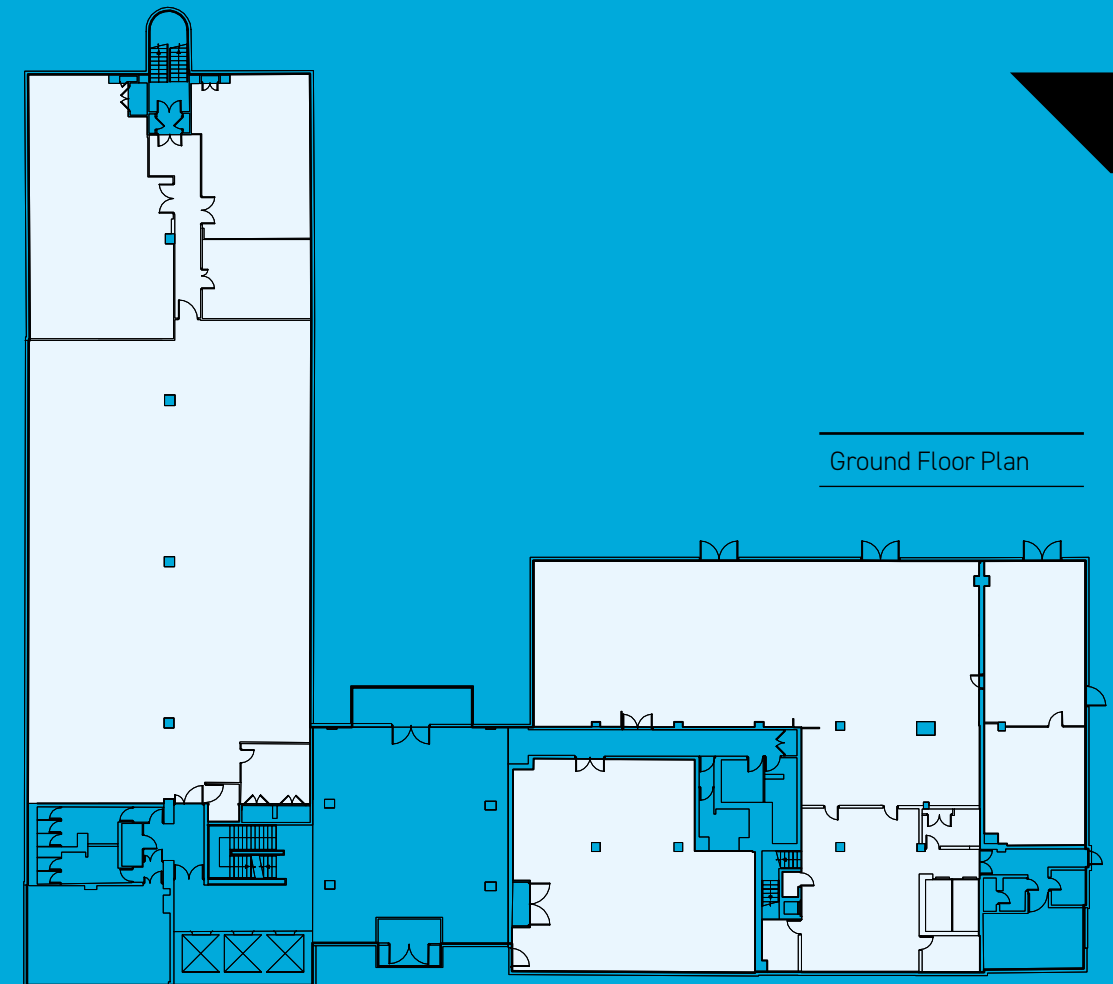


- Manned reception at entrance
- 24/7 access and security
- 2 passenger lifts serving all six floors
- Additional board and conference rooms in Block B
- 298 car parking spaces (1:237 sq ft)
- Two blocks connected via a central atrium
- Canteen and breakout facilities
- Total site area of 3.2 acres
- Close proximity to Town Centre shopping, the Rail Station and Anvil Concert Hall





ACCOMMODATION



FLOOR	Tenant	SQ M	SQ FT
Sixth	Available	486	5,235
Fifth	Available	715	7,698
Fourth	Let	714	7,688
Third	Available	714	7,685
Second	Let	716	7,702
First	Let	716	7,748
First (Block B)	Suites available	42 – 209	450 – 2,250
Ground	Let	713	7,680
Ground	Reception	153	1,646
Ground (Block B)	Suite available	158	1,700
Basement	Archive and storage space available	30 – 325	322 – 3,500

CENTRAL LOCATION



ROAD

Reading
17 miles
Southampton
30 miles
Oxford
44 miles
London
52 miles



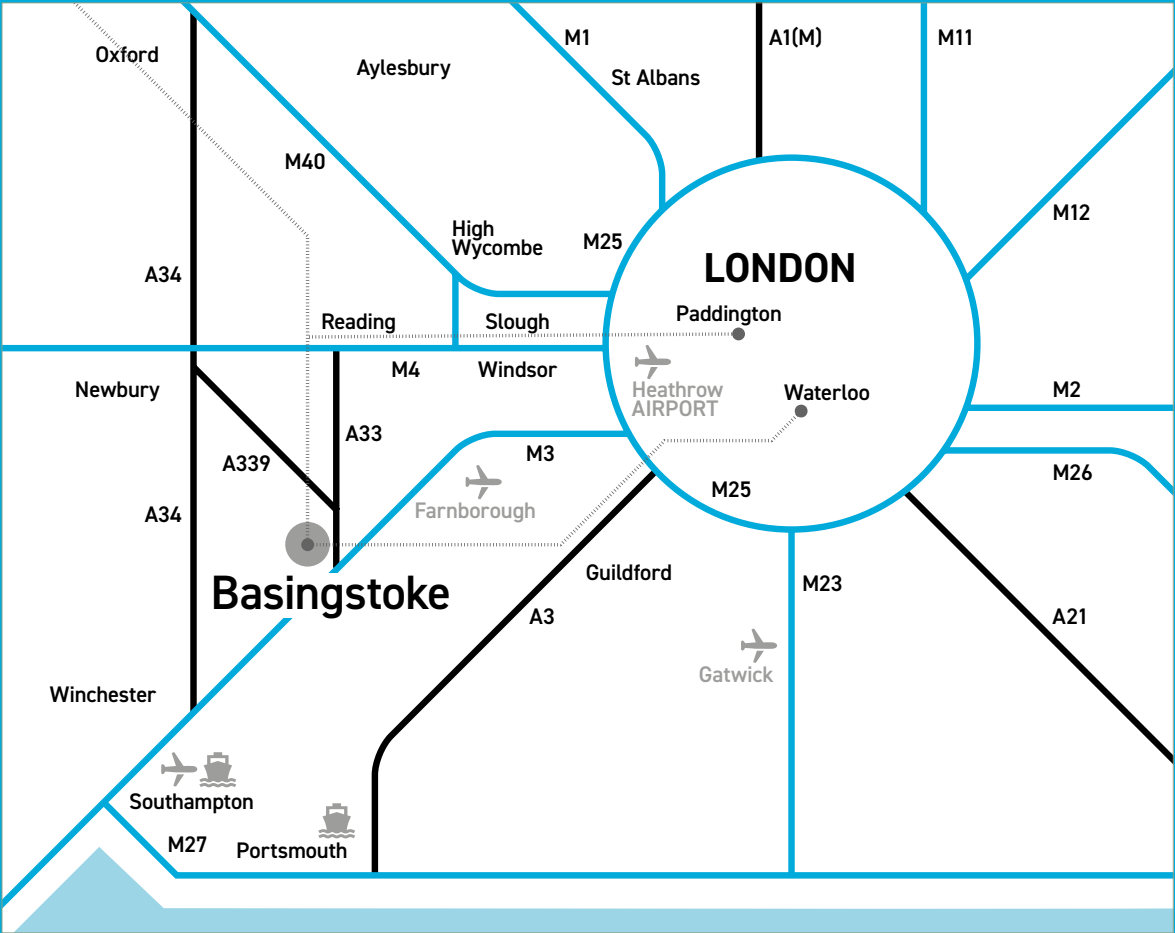
RAIL

Reading
17 minutes
Woking
20 minutes
Clapham Junction
39 minutes
London Waterloo
43 minutes



AIR

Southampton
22 minutes
Heathrow
40 minutes
Gatwick
60 minutes



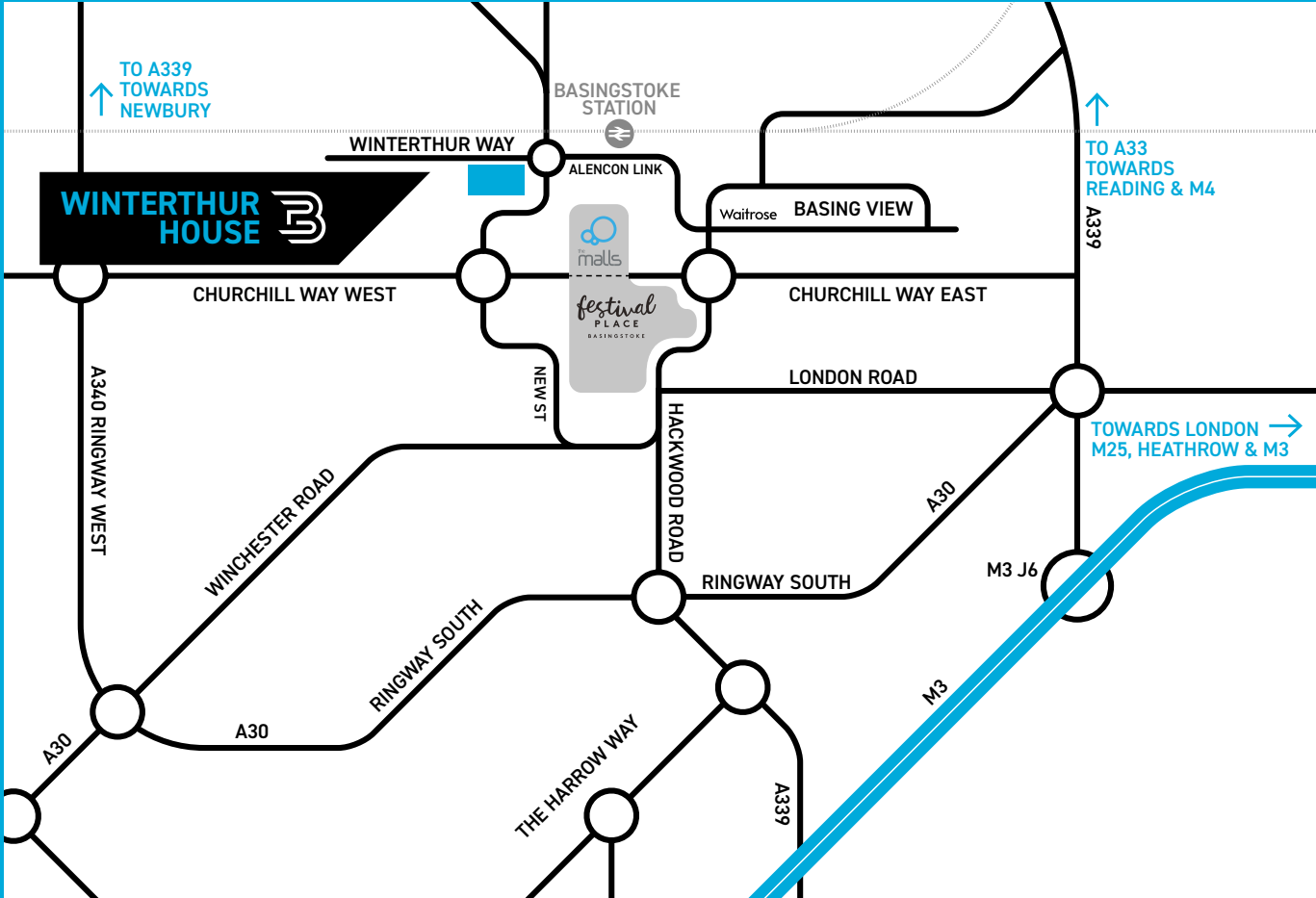
Basingstoke offers a strategic location with exceptional connectivity to London, Reading and the South Coast.

By road, the town is advantageously positioned next to Junctions 6 and 7 of the M3 motorway. This provides direct access to London and the South Coast, as well as Southampton and the M25 motorway via Junction 12. The M4 motorway (Junction 11) is 13 miles to the north via the A33.

Regular direct rail services operate between Basingstoke and London Waterloo with a fastest journey time of 43 minutes. Other direct services include Reading (17 minutes) and Woking (20 minutes).

Basingstoke's location provides easy access to Heathrow Airport which lies 33 miles to the north east. Southampton Airport is 30 miles to the south west.

With a superb variety of transport connections, Basingstoke acts as a central hub within the South East.



TENURE

The accommodation is available to let on a floor by floor basis on flexible and competitive lease terms. Alternatively the freehold of the building may be made available.

VIEWING

Strictly by appointment with the joint sole agents.



Andrew Newman
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07768 724 356



Andy Gibbs
07766 951 719
andy.gibbs@bdt.uk.com

The agents are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. January 2025.



WINTERTHUR
HOUSE