

GRADE A SPACE IN A PARKLAND SETTING



## Chineham Gate

Crockford Lane, Basingstoke, RG24 8NA

**4,447 sq ft to 28,554 sq ft of  
Grade A office space  
available at exceptional  
value**

**4,456 to 28,554 sq ft**  
(413.98 to 2,652.75 sq m)

- Substantial external branding opportunities
- Fully fitted and furnished space available
- Communal business lounge
- Double height, manned reception
- The Exchange, co-working hub and cafe
- Nursery and gym on Chineham Park
- Free bus service to Basingstoke Station

# Chineham Gate, Crockford Lane, Basingstoke, RG24 8NA

## Summary

Available Size	4,456 to 28,554 sq ft
Rent	£21 per sq ft Passing
Rates Payable	£8 per sq ft Approximate
Service Charge	£5 per sq ft Fixed, rising annually in line with RPI
Estate Charge	£1.31 per sq ft
EPC Rating	B (32)

## Description

Chineham Gate is prominently located at the entrance to Chineham Park, a 90-acre parkland setting with superb public transport links including a free shuttle bus service connecting tenants directly to and from the nearby Basingstoke train station. The Park also benefits from an onsite co-working hub and cafe - 'The Exchange' - as well as a nursery, gym and other amenities.

Only 4,456 sq ft of CAT A space now remains on the 1st floor of the building after the successful underletting of more than 18,000 sq ft.

The ground floor is now available as a whole or in part. Currently, the floor is subdivided to provide c. 12,000 sq ft of 'Plug & Play' space, a c. 2,000 sq ft showroom and the remainder in CAT A.

## Location

Chineham Park is ideally located only 3 miles northeast of Basingstoke train station – just a 45-minute train journey from Central London – 3 miles from the M3 and 12 miles from the M4.

## Accommodation

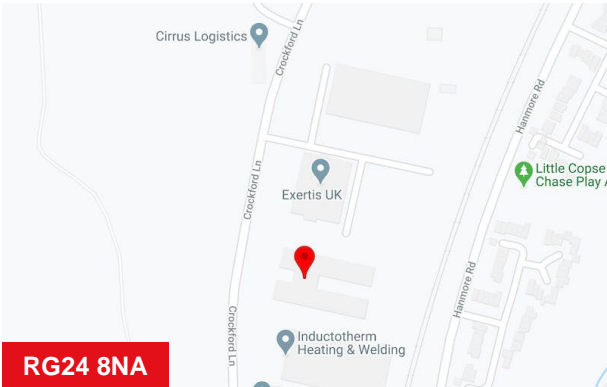
Name	sq ft	sq m	Availability
1st - South	4,456	413.98	Available
1st - North	6,590	612.23	Let
1st - East	11,764	1,092.91	Let
Ground	24,098	2,238.78	Available
Total	46,908	4,357.90	

## Specification

- VRF air conditioning system
- 2.9m floor to ceiling height
- Suspended ceiling
- LED lighting
- Double height, manned reception
- 8-person passenger lift
- External covered cycle storage
- Shower facilities
- 1 parking space per 250 sq ft

## Viewings

Strictly by appointment through the joint letting agents.



## Viewing & Further Information



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**Terms**

Available by way of a flexible underlease for a term to May 2028.