



CAN BE LET IN PART OR WHOLE FLOOR

Clifton House (Ground Floor)

Bunnian Place, Alencon Link, Basingstoke, RG21 7JE

Ground Floor offices with Parking

1,920 to 3,926 sq ft
(178.37 to 364.74 sq m)

- Prominent town centre location
- Range of open plan and private offices
- Kitchen / break out areas
- WC facilities on each floor
- Secure barrier controlled car park
- Onsite parking for 18 cars
- **Available Q4 2026**

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Summary

Available Size	1,920 to 3,926 sq ft
Rent	£19.75 per sq ft
Rateable Value	£61,000
Service Charge	£8 per sq ft approximately excluding metered electricity
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Description

Clifton House comprises a 3 storey office building offering accommodation over ground and 2 upper floors. The available space presently comprises 2 self-contained suites accessed through a communal ground floor reception and common parts which also provide WC facilities on each floor. The Ground Floor East suite comprises a reception area, 4 private suites, comms room, open plan space plus a kitchen. Amenities include carpeting, suspended ceilings incorporating recessed lighting plus part air-conditioning. The West suite also provides a range of open plan accommodation plus 4 private suites along with an attractive kitchen/break out area. Amenities include carpeting, exposed services, plus suspended LED lighting.

Externally, there is allocated car parking for 18 cars within the attractive landscaped surroundings.

Location

The property is prominently located next to Basingstoke Railway Station and within walking distance of the town centre amenities. Alencon Link provides a direct route to Eastrop Roundabout for efficient access to the town's ringway system with Junction 6 of the M3 motorway approximately 1.5 miles distant.

Basingstoke is 45 miles to the Southwest of London, the M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo timetabled with a fastest journey time of 45 minutes. Basingstoke with a Borough population of approximately 185,000 is a major centre for commerce and industry, having attracted several international and national companies who enjoy the diverse range of leisure/recreational facilities and the highly acclaimed Festival Place Shopping Centre.

Terms

A new full repairing and insuring lease(s) is available on terms by negotiation. The lease(s) will be contracted outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

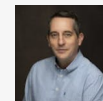


Viewing & Further Information



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