



## Northgate, Hampshire International Business Park, Basingstoke, RG24 8WH

First floor office space in Business Park location.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	6,144 sq ft / 570.80 sq m
<b>Rent</b>	£86,000.00 per annum
<b>Business Rates</b>	Business rates are currently being reassessed. Previous assessments reflected approximately £4.00 per sq ft payable for the building in its entirety, but this figure should not be relied upon. Please contact the Agents for an updated position.
<b>EPC Rating</b>	C (73)

### Key Points

- Generous parking ratio of 1:140 sq ft net
- Well maintained site
- Refurbished ground floor reception area

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## DESCRIPTION

Northgate comprises a pair of semi detached buildings constructed of brick and block work beneath a pitched and tiled roof with extensive double glazed windows within the elevations. Around 75% of the floor space in the building is now let leaving only the first floor office accommodation served by its own ground floor reception. There are 44 car parking spaces available with the space.

The offices will be refurbished to include a new VRV comfort cooling system, comprehensive redecoration and new carpeting. Further fit out works may be possible by negotiation.

## LOCATION

Basingstoke is situated approximately 45 miles south west of London and is served by Junction 6 and 7 of the M3 motorway which provide easy access to London Heathrow, Gatwick and Southampton airport. Frequent rail services run to London Waterloo with journey times of approximately 45 minutes.

The A33 Reading Road and Basingstoke's ring road offer good local access around the town.

## ACCOMMODATION

Description	Sq ft	Sq m
First Floor	6,144	570.80

## TERMS

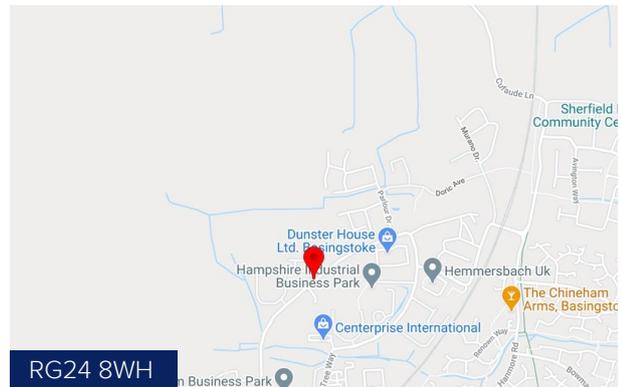
A new lease is available for a lease term to be agreed.

## POSSESSION

Upon completion of legal formalities

## LEGAL COSTS

Each party to pay their own legal costs arising out of the transaction.



## Viewing & Further Information

**NEIL HOCKLEY**

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