



First Floor

21-23 Wote Street, Basingstoke, RG21 7NE

TOWN CENTRE OFFICE SUITE WITH 4 CAR PARKING SPACES

1,600 sq ft
(148.64 sq m)

- Use Class E potential
- Centrally located in top of town
- Carpeting, LED lights and air conditioning
- Open plan area
- Partitioned offices with demountable partitioning
- Level DDA access via rear entrance
- 4 car parking spaces to the rear

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Summary

Available Size	1,600 sq ft
Rent	£21,300 per annum
Rateable Value	£25,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available accommodation comprises the whole of the first floor. It benefits from access to the front from Wote Street and private access from the rear car park/Red Lion Lane. It is currently divided to form open plan and private offices, a kitchen, store, open plan area, and female WCs.

Location

Basingstoke is 45 miles to the southwest of London adjacent to junctions 6 & 7 of the M3 motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 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, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

21/23 Wote Street is situated on the eastern side of Wote Street, close to the access point of Festival Place. It is therefore in a good position to benefit from all the amenities of the town centre, together with local authority car parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Floor	1,600	148.64	Available
Total	1,600	148.64	

Terms

A new effective fully repairing and insuring lease is available on a flexible term to be agreed.



Viewing & Further Information



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