

**REFURBISHED**

Eastlands I

London Road, Basingstoke, RG21 4AJ

HIGHLY VISIBLE SUPERIOR QUALITY OFFICE BUILDING

1,366 to 11,176 sq ft
(126.91 to 1,038.28 sq m)

- Prominent, town centre office building
- Feature 'walk-through' Reception
- Fully refurbished including LED lighting
- Full accessed raised floors, air-conditioning and LED lights
- Highly visible location
- 38 car spaces

Eastlands I, London Road, Basingstoke, RG21 4AJ

Summary

Available Size	1,366 to 11,176 sq ft
Rent	£15.50 per sq ft
Rates Payable	£7.62 per sq ft
Service Charge	A service charge is payable to include items such as repairs, maintenance, management, cleaning, fire protection for the building and common areas.
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Suite 1(front)	1,366	126.91	Available
Ground - Floor Suite 2 (rear)	4,166	387.03	Available
1st - Floor (front)	1,478	137.31	Available
1st - Floor (rear)	4,166	387.03	Available
Total	11,176	1,038.28	

Description

The property was constructed in the 1990's, using steel frame, brickwork elevations and an artificial slate covered pitch roof. There is an attractive and spacious courtyard / break out area at the front of the building.

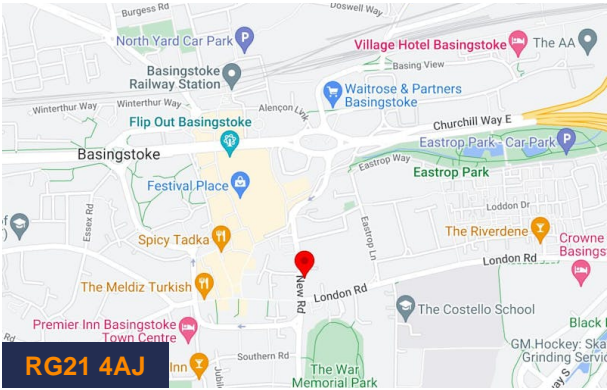
The premises are entered via a feature full height reception area on the ground floor, which leads to a corridor arrangement which provides access to two separate office areas and toilet / kitchen facilities. The ground floor has been fully refurbished and benefits from part or all glazed partitioning within the ground floor office suite(s). Further Landlord upgrades include LED lighting, full redecoration and recarpeting. The first floor provides for a very similar layout / arrangement, which has been further partitioned by the outgoing tenant, to provide a mixture of private offices / board room / training room. A comprehensive landlord's refurbishment has been completed.

Location

Eastlands is situated on the junction between London Road and New Road, with the Council offices, the Registry Office and Law Courts all within immediate proximity. Access to the private parking is from London Street. The town centre is positioned just to the west, with all shops, services and amenities within waking distance. The Memorial Park is also within a short walk. Junction 6 of the M3 motorway is within 1½ miles drive and the railway station is a 5 -10-minute walk.

Terms

New effective FRI lease(s) are available at a quoting rent of £15.50 per sq ft, contracted outside the Landlord & Tenant Act 1954 part II (as amended), subject to periodic rent reviews.



Viewing & Further Information



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LEASE PLAN

EASTLANDS BUILDINGS

London Road, BASINGSTOKE, RG21

Eastlands 1 - Ground Floor

— Lease Demise

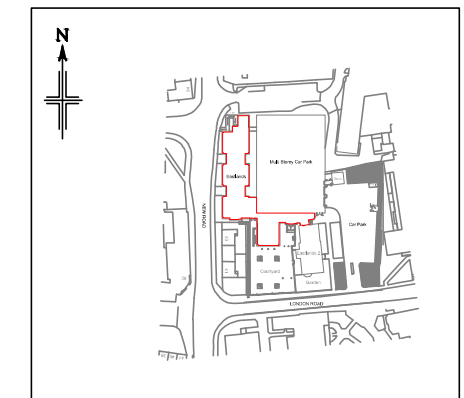
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Revisions:

A - Original Issue (January 2022)



Location Plan

Scale 1:2500

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Dwg No. LF3770-ES1-LP-G

Issue A

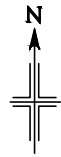
January 2022

Presentation Scale- 1:250 @ A3

Lane & Frankham



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NEW ROAD



LONDON ROAD

LEASE PLAN

EASTLANDS BUILDINGS

London Road, BASINGSTOKE, RG21

Eastlands 1 - First Floor

— Lease Demise

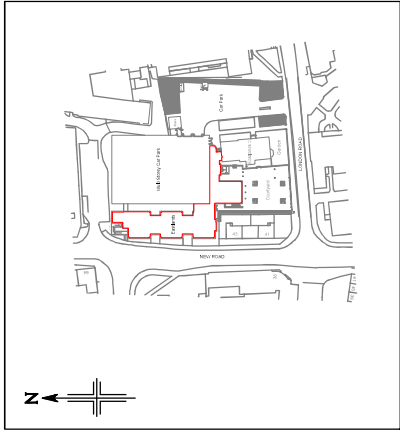
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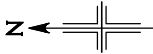
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NEW ROAD

LONDON ROAD

