



3rd Floor St. Clement House

Alencon Link, Basingstoke, RG21 7SB

Offices in Central Basingstoke Situated Close to Transport Links

4,056 sq ft
(376.81 sq m)

- Flexible lease terms
- Ground floor reception
- Passenger lift
- Gas central heating & air-conditioning cassettes
- Range of open plan & office suites
- WC & shower facilities
- 20 car parking spaces within private barrier controlled car park

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Summary

Available Size	4,056 sq ft
Rent	£66,924 per annum
Rates Payable	£30,247.50 per annum
Rateable Value	£54,500
Service Charge	£9 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

Description

St. Clement House comprises a 1980's detached building offering office accommodation over ground and 3 upper floors.

Amenities include a ground floor reception, passenger lift, gas central heating to radiators, air-conditioning cassettes, carpeting with exposed ceiling finish and fluorescent strip light boxes. The accommodation provides a range of open plan and private suites with self-contained WC and shower facilities. There is excellent natural light via windows with blinds, plus a server room and perimeter trunking. Externally, the property benefits from 20 car parking spaces within a private, barrier controlled undercroft car park.

Location

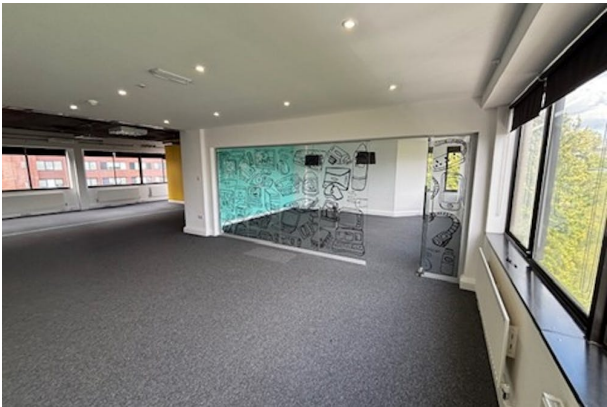
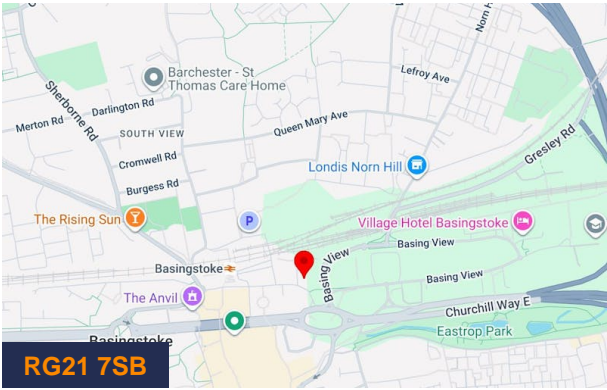
The property is prominently situated on the Alencon Link within close proximity to the town centre, the railway station and the bus station. The Alencon Link feeds into Eastrop Roundabout for efficient access to the town's ringway system and junction 6 of the M3 motorway which is situated approximately 1.3 miles from the property.

What 3 Words

///scope.office.trail

Terms

A new FRI lease via a service charge for a term by arrangement.



Viewing & Further Information



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