



Clifton House

Bunnian Place, Alencon Link, Basingstoke, RG21 7JE

First Floor Offices with Parking

4,560 sq ft
(423.64 sq m)

- Predominantly open plan
- Kitchen / Break out area
- 8 person passenger lift
- WC facilities on each floor
- Suspended ceilings, carpeting throughout plus air-conditioning
- Onsite parking for 19 cars
- **Available May 2026**

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Summary

Available Size	4,560 sq ft
Rent	£19.50 per sq ft
Rates Payable	£31,357.50 per annum
Rateable Value	£56,500
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 predominantly open plan suite is accessed through a communal ground floor reception and common parts which also provide WC facilities on each floor. An 8 person Stannah lift serves the entire building. Amenities include air-conditioning, suspended ceilings incorporating recessed lighting and carpeting throughout. Externally, there is allocated parking for 19 cars which provides a ratio of 1:240 sq ft.

Location

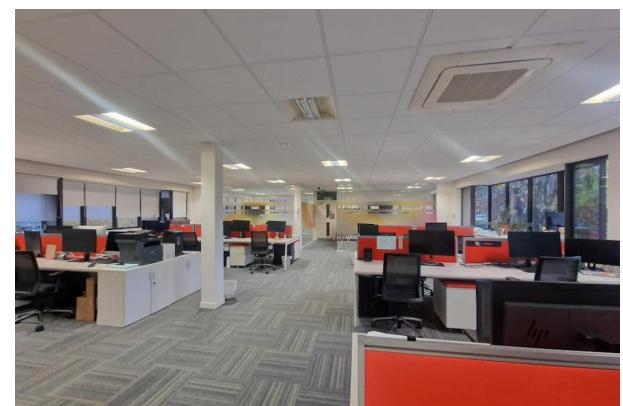
The property is prominently located next to Basingstoke Railway Station and within walking distance of town centre amenities.

Alencon Link provides a direct route to Eastrop Roundabout for efficient access to the town's ring way system with junction 6 of the M3 motorway approximately 1.5 miles distant.

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

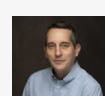


Viewing & Further Information



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