



## Unit 1 Northgate, 1st Floor Offices

Crockford Lane, Hampshire International Business Park, Basingstoke, RG24 8WH

**First floor office space in business park location - to be refurbished to requirements. (44 car spaces)**

**2,176 to 6,144 sq ft**  
(202.16 to 570.80 sq m)

- Superb parking ratio of 1:140 sq ft
- Business park location with roadside visibility
- Dedicated and refurbished reception area
- Well maintained site
- Bespoke refurbishment available
- Reception already refurbished

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## Summary

Available Size	2,176 to 6,144 sq ft
Rent	£16 per sq ft Rent subject to further knowledge of the tenant's exact requirements. If taken in present condition £12.00 per sq ft
Rates Payable	£9.12 per sq ft
Rateable Value	£101,000
Service Charge	tbc
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

## Location

Northgate occupies a 1.35 acre plot on the northern edge of Hampshire International Business Park, adjacent to Chineham Park. The A33 Reading Road and the town's ringroad combine to offer swift access to the M3 and M4 motorways, in approximately 6 and 20 minutes respectively. The town centre and railway station are also accessible within 5-10 minutes. The Chineham Park amenity centre (to include a bistro, gym and day nursery centre) is approximately ½ a mile away.

## Description

Following the letting of ground floor space within Northgate for archive storage purposes, the 1st floor offices and ground floor reception area form the last remaining space available. These offices can be offered with a total of 44 car parking spaces (a ratio of approximately 1:140 sq ft). It is intended that the offices will be upgraded/refurbished by the Landlord to match an agreed specification to suit tenant requirements.

Purchase terms upon application, but would involve the purchase of the entire building with the benefit of income from two other tenants.

## Terms

The property is offered To Let on new terms to be agreed directly from the landlord.



## Viewing & Further Information



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