



## Ground Floor

Brinkletts House, 15 Winchester Road, Basingstoke, RG21 8UE

### ATTRACTIVE GROUND FLOOR OFFICES SUITABLE FOR A VARIETY OF USES WITHIN USE CLASS E

**789 sq ft**  
(73.30 sq m)

- 100% Small Business Rates Relief (subject to status)
- Town Centre location
- 3 allocated parking spaces (behind)
- Fully self-contained offices with own w/c & kitchen
- Use Class E potential, such as office, professional services, medical / health / beauty / aesthetics uses.

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## Summary

<b>Available Size</b>	789 sq ft
<b>Rent</b>	£15,000 per annum
<b>Rateable Value</b>	£8,800
<b>Service Charge</b>	There is a service charge for the upkeep of the building and common parts, which reflects £6,810 plus VAT (2026).
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (70)

## Description

The available accommodation comprises a ground floor office suite with an entrance hall leading to 4 large independent rooms and will be refurbished.

The accommodation is self-contained with w/c and kitchenette facilities. Amenities include LED lighting and suspended ceilings.

## Location

Brinkletts House is an attractive period style property with excellent prominence, situated on the northern side of Winchester Road, near the junction with Sarum Hill, on the edge of Basingstoke's town centre amenities and within walking distance of the railway station.

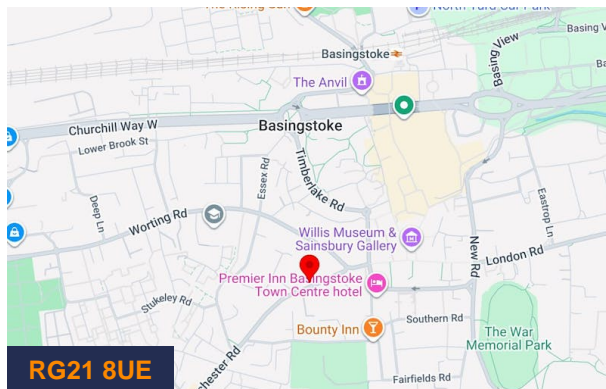
Basingstoke is 45 miles to the Southwest of London, the M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo timetabled with a fastest journey time of 45 minutes. Basingstoke with a Borough population of approximately 185,000 is a major centre for 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.

## Buildings Insurance

£474.61 plus VAT (2026).

## Terms

The premises are available on a new lease on terms to be agreed, contracted outside of the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

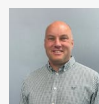


## Viewing & Further Information



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