

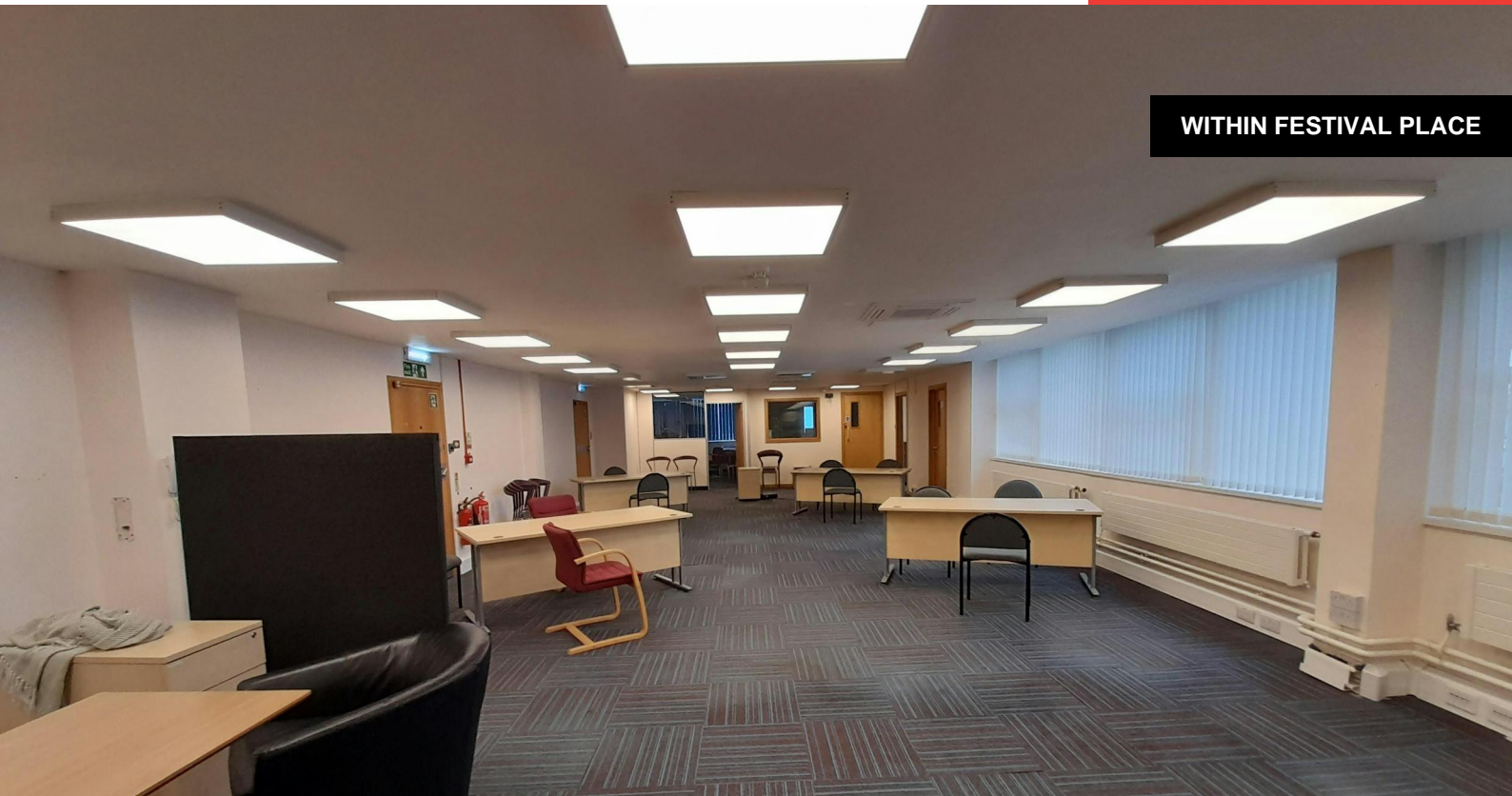
Office

TO LET



CURCHOD&CO

WITHIN FESTIVAL PLACE



The Office Suites

Paddington House, Festival Place, Basingstoke, RG21 7LJ

**Festival Place Shopping
Centre office suites, available
on flexible lease terms**

984 to 2,188 sq ft
(91.42 to 203.27 sq m)

- Flexible Lease Terms considered.
- Town Centre Location
- Open plan arrangement with partitioned meeting rooms.
- Door entry system

curchodandco.com |

Chartered surveyors, land property & construction consultants

The Office Suites, Paddington House, Festival Place, Basingstoke, RG21 7LJ

Summary

| | |
|----------------|------------------------------------|
| Available Size | 984 to 2,188 sq ft |
| Rates Payable | £12,974 per annum |
| Rateable Value | £26,000 |
| Service Charge | £7,063 per annum |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

Town centre second-floor offices. A mix of open plan accommodation and private offices, including a kitchenette. The offices benefit from intercom access, air conditioning, LED lighting and lift access.

Located immediatley off the main shopping centre, adjacent to TK Maxx and HSBC.

Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 150,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Festival Place is the pre-eminent shopping and leisure destination in North Hampshire, boasting a strong footfall, an affluent catchment and an appealing tenant mix. The one million sq. ft. retail and leisure destination is anchored by Next and Marks & Spencer. The centre has a strong restaurant and leisure offering, with Vue cinemas, Ask Italian, Wagammas, Cote Brasserie and Five Guys to name a few.

Benefitting from a catchment of 1.3 million people, with 1.7 million people within thirty-minutes drive time, and 11,500 office workers within half a mile, Festival Place is the hub of Basingstoke town centre.

Accommodation

The accommodation comprises the following areas:

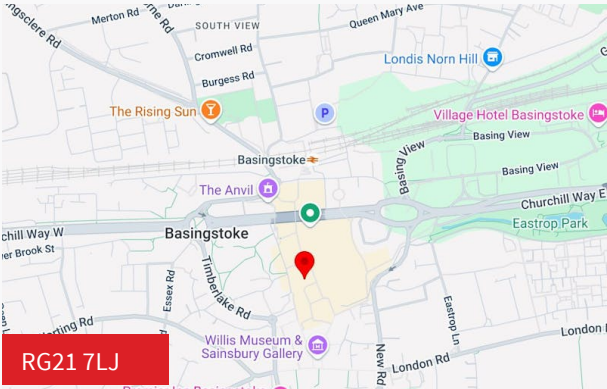
| Name | sq ft | sq m | Availability |
|--------------------|--------------|---------------|--------------|
| 2nd - Suite 1 | 2,188 | 203.27 | Available |
| 2nd - Suites 4 & 5 | 984 | 91.42 | Available |
| Total | 3,172 | 294.69 | |

Terms

A new lease to be granted for a term to be agreed, subject to periodic rent reviews, and to be contracted outside of the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954, part II (as amended).

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 01/10/2025