

E (Commercial / Business / Service), Office

TO LET



Suite 6, First Floor, Brighton Hill Shopping Centre

Basingstoke, RG224EH

**First floor accommodation
within planning use Class E**

2,373 sq ft

(220.46 sq m)

- Available from 12th December 2025
- First floor accommodation
- Previously used as a fitness studio
- Within planning use Class E
- Adjacent free car park
- Located within a shopping centre anchored by ASDA

Summary

Available Size	2,373 sq ft
Rent	£35,000 per annum
Rates Payable	£14,970 per annum
Rateable Value	£30,000
Service Charge	£3,041.56 per annum
EPC Rating	B (42)

Description

The property is located on the First Floor, with separate access from a staircase in between Coral and Saffron Tandoori. The property is currently fitted out as a fitness studio, which also has 2x toilets, a kitchen and a store cupboard. There is a Free Car Park within Brighton Hill Shopping Centre.

Location

Brighton Hill District Centre is centrally situated within Basingstoke and within 2 miles from the town centre. The centre fronts the busy Brighton Way, within close proximity to Brighton Hill Retail Park and St. Michael's Trade Park. Nearby occupiers at Brighton Hill include Asda, Brighton Hill Pharmacy, Pizza Hut, Fish'n'Chicken, Basingstoke Veterinary Centre, Subway, Dominos, The Cutting Bar, Corals, St. Michael's Hospice, Barnardos, Pizza Hut and Sunshine Co.

Brighton Hill Community School is located directly opposite along Brighton Way.

Terms

A new Effective FRI lease is available for a term to be agreed subject to periodic rent reviews and vacant possession.

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.

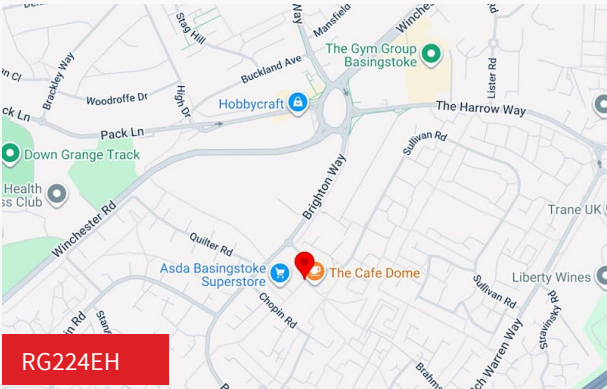
Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

Building Insurance

£289.15 plus VAT per annum



Viewing & Further Information

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