



## Cromwell Place

Lime Tree Way, Basingstoke, RG24 8YJ

**Good quality office space  
located on a premier Business  
Park in Basingstoke**

**1,072 to 14,476 sq ft**  
(99.59 to 1,344.86 sq m)

- Modern offices available in suites or 'Floor by Floor'
- Situated near to Chineham Park
- Various size combinations available (1,072 sq ft, 3,153 sq ft & 10,251 sq ft)
- Competitive and flexible terms
- Good car parking ratio (1:233 sq ft)

## Summary

Available Size	1,072 to 14,476 sq ft
Rent	£17.50 per sq ft
Rates Payable	£6.25 per sq ft
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (92)

## Description

Cromwell Place is a modern 4-storey, corporate office building constructed in circa 1992. The L-shaped suites benefit from south facing panoramic views towards Chineham and Basingstoke Town Centre. The double height reception provides direct access to all floors by way of two passenger lifts or the staircase. Previous M&E improvements have included upgrading the chillers and the installation of new boilers. The second floor is currently vacant and benefits from the existing Cat B fit out. The second floor can be divided to provide suite sizes of approximately 4,000 sq ft or 6,000 sq ft.

## Location

Cromwell Place is situated to the north of Chineham Park and forms one of the buildings which comprise the Hampshire International Business Park, located around 3 miles north east of Basingstoke town centre and junction 6 of the M3 motorway. The building is positioned in a parkland setting with amenities nearby including a gymnasium, day nursery centre and a coffee/foot outlet.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,153	292.92	Available
2nd	10,251	952.35	Available
3rd	1,072	99.59	Available
<b>Total</b>	<b>14,476</b>	<b>1,344.86</b>	

## Specification

Basingstoke is a strategic office location in North Hampshire, located along the M3 corridor which offers excellent connections to neighbouring commercial centres such as London (42 miles north east) and Reading (11 miles north).

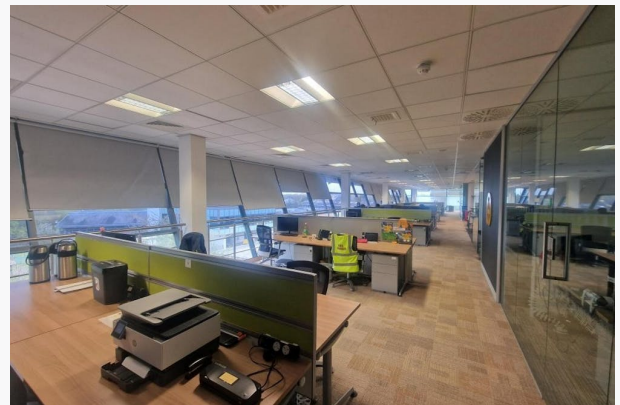
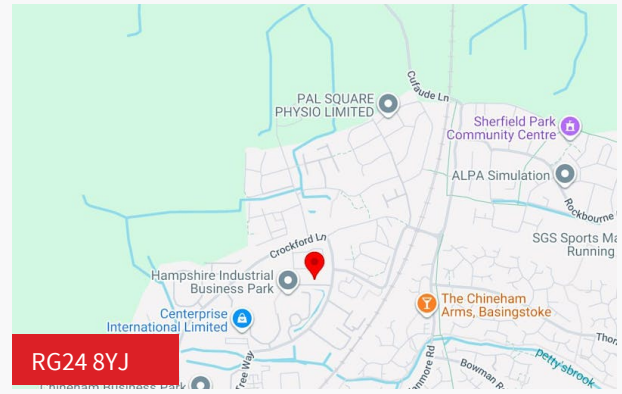
- Double height reception area
- Large kitchen and breakout areas (2nd floor)
- Full access raised floors (with floor boxes)
- 4 pipe fan coil air conditioning
- Two 13 person passenger lifts
- 136 car parking spaces (1:233 sq ft)

## Terms

A new Effective FRI lease is available for a term to be agreed.

## 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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