

FULL VACANT POSSESSION

1 Prisma Park

Berrington Way, Basingstoke, RG24 8GT

Attractive Modern Two Storey Office Building

1,174 to 2,351 sq ft
(109.07 to 218.42 sq m)

- **RARE FREEHOLD**
- EV Charger
- 8 Allocated Parking Spaces
- Good Transport Links to London & South Coast
- Use Class E Potential
- Brand New Kitchen installed on First Floor
- Well Fitted Ground Floor Suite with (Comfort Cooling & DDA WC)

01256 840777

www.bdt.uk.com

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Summary

Available Size	1,174 to 2,351 sq ft
Rent	£14 per sq ft
Price	£350,000
Business Rates	Ground Floor RV: £10,000 / First Floor RV: £10,250
Service Charge	£3,778 per annum plus VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Description

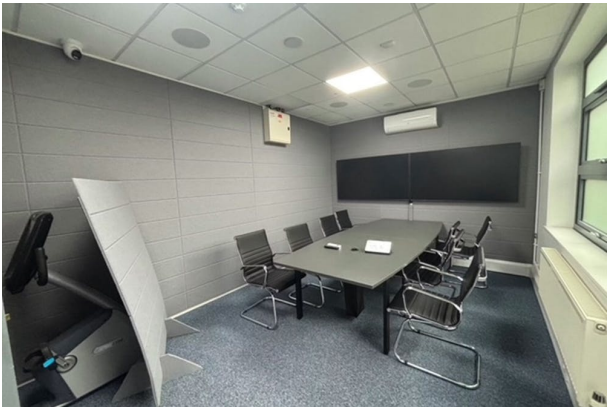
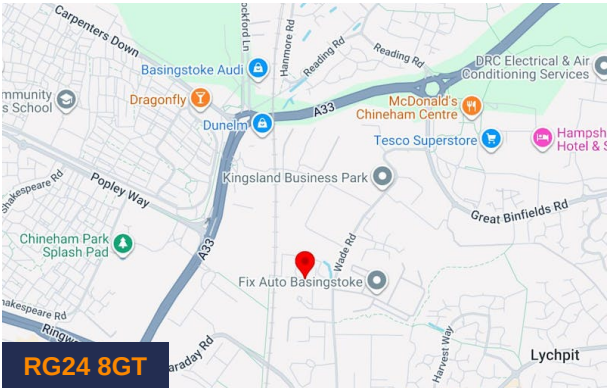
1 Prisma Park is an attractive two-storey modern office building located in Basingstoke. The property benefits from a WC at ground and first floors, with ample parking for 8 cars. The office space is bright and airy with double-glazed aluminium windows on both floors. The ground floor suite is well fitted with modern glass partitioning to form various offices, meeting / board rooms. The ground floor benefits from wall mounted comfort cooling / heating cassettes with a DDA compliant WC. The first floor is all open plan with a newly fitted kitchen / tea point. A further unique benefit comprises a feature roof light / sky lantern in the first floor vaulted aspect roof construction.

Location

Basingstoke is North Hampshire's principal commercial centre, supporting a Borough population of 185,000 people. Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. The town benefits from a frequent rail service to London Waterloo with a journey time of approximately 45 minutes.

Terms

- OPTION 1:** New Fully Repairing & Insuring Lease(s) as a whole or floor-by-floor basis.
- OPTION 2:** The Freehold of the building is for sale with full vacant possession.



Viewing & Further Information



Russell Ware
01256 840777 | 07747 846422
russell.ware@bdt.uk.com



Andy Gibbs
01256 840777 | 07766 951719
andy.gibbs@bdt.uk.com

Edward Rees (Curchod & Co)
01256 462222 | 07818 451040
erees@curchodandco.com

Tom Clancy (Curchod & Co)
01256 462222 | 07720 091337
tclancy@curchodandco.com

