



First Floor

16A Church Street, Basingstoke, RG21 7QH

PROMINENT TOWN CENTRE OFFICE / USE CLASS E POTENTIAL

1,374 sq ft
(127.65 sq m)

- Potential for Use Class E
- Well apportioned to provide 2 large open plan areas plus 2 smaller private offices
- Large kitchen/break out area
- Fully self-contained
- Good branding/signage potential

First Floor, 16A Church Street, Basingstoke, RG21 7QH

Summary

Available Size	1,374 sq ft
Rent	£15,800 per annum
Business Rates	N/A
EPC Rating	D (91)

Description

16A Church Street is situated towards the bottom end of Church Street near to Festival Place shopping centre, and directly behind Joices Yard. The accommodation offers a prominent first floor office/with potential for Use Class E related uses, such as clinic, beauty therapy, aesthetics etc. The accommodation essentially comprises a prominent ground floor entrance facing Church Street, which leads to the first floor and is formed of two larger open plan office areas and two smaller private offices towards the front, a large kitchen/break out area and male and female WCs. Amenities include suspended ceilings, together with recently upgraded LED lighting, carpets, gas central heating. The accommodation is to be fully redecorated throughout.

Location

Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 180,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,374	127.65	Available
Total	1,374	127.65	

Amenities

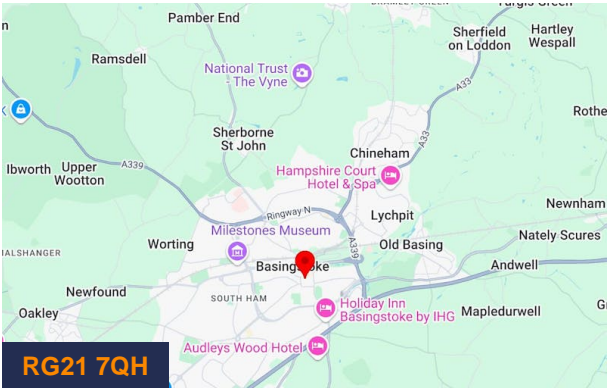
- Fully self-contained with M/F WC's and kitchen
- Strong signage/branding potential facing Festival Place
- LED lighting
- Fire/intruder alarm (not tested)

Terms

A new effective fully repairing and insuring lease for a term to be agreed, and to be contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Viewings

Strictly by appointment through the sole agents.



Viewing & Further Information



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