

NEON
BASINGSTOKE

WORK IN A NEW LIGHT

IGNITE A PASSION FOR WORK AND LIFE

Neon is an exciting new development which will deliver high quality, energy efficient and flexible office space, designed around the needs of modern businesses.

Located at the gateway to Upper Basing View, the 45,000 sq ft Grade A building has been designed to BREEAM Excellent and EPC A standards.

A short walk from Basingstoke train station and the town's main shopping facilities, Neon's 57 cycle spaces, showers, drying and changing facilities make it easy for sustainable travel choices. The adjacent three-storey car park will be fitted with electric charging points and provide 130 car spaces, a ratio of 1:377 sq ft.



EPC A



BREEAM EXCELLENT



130 CAR SPACES WITH 5 ELECTRIC CHARGING POINTS



FLEXIBLE FLOOR PLATES



ROOFTOP SOLAR PV



57 CYCLE SPACES



SHOWERS AND CHANGING/DRYING FACILITIES



ACCESSIBLE WCs ON EACH FLOOR



LOW ENERGY LED LIGHTING



LOW COST PER WORKSTATION



BUSINESS LOUNGE



2 PASSENGER LIFTS

CREATE A WORK ENVIRONMENT AROUND THE NEEDS OF YOUR BUSINESS

Basingstoke is built for business, with excellent communication links, great amenities, a pro-business council and superb quality of life.

The town is home to globally recognised brands such as Sony, the AA, Visa, and Eli Lilly and Company. Businesses from the tech and digital sectors, financial services, construction, engineering, and manufacturing prosper here.

Neon will be located at the gateway to Basing View, the town's thriving urban business park, an integral part of Enterprise M3's sci-tech corridor and hub for the local tech community.

<p>RANKED 4TH</p> <p>IN UK FOR SCALE UP TECH INVESTMENT¹</p>	<p>RANKED 4TH</p> <p>PROPERTY WEEK SOUTH EAST HOT OFFICES INDEX⁴</p>	<p>£259K</p> <p>DIGITAL TECH TURNOVER PER EMPLOYEE²</p>	<p>34%</p> <p>OF THE POPULATION ARE UNDER 30</p>
<p>7,600</p> <p>EMPLOYED IN CREATIVE INDUSTRIES IN TOWN³</p>	<p>480K</p> <p>SKILLED PEOPLE (NVQ3+) WITHIN 60 MINS DRIVE</p>	<p>7</p> <p>UNIVERSITIES IN THE REGION</p>	<p>81K</p> <p>JOBS IN BASINGSTOKE</p>

1 2019 Tech Nation report 2 2018 Tech Nation Report 3 Nesta Report 4 Property Week Hot Offices Index

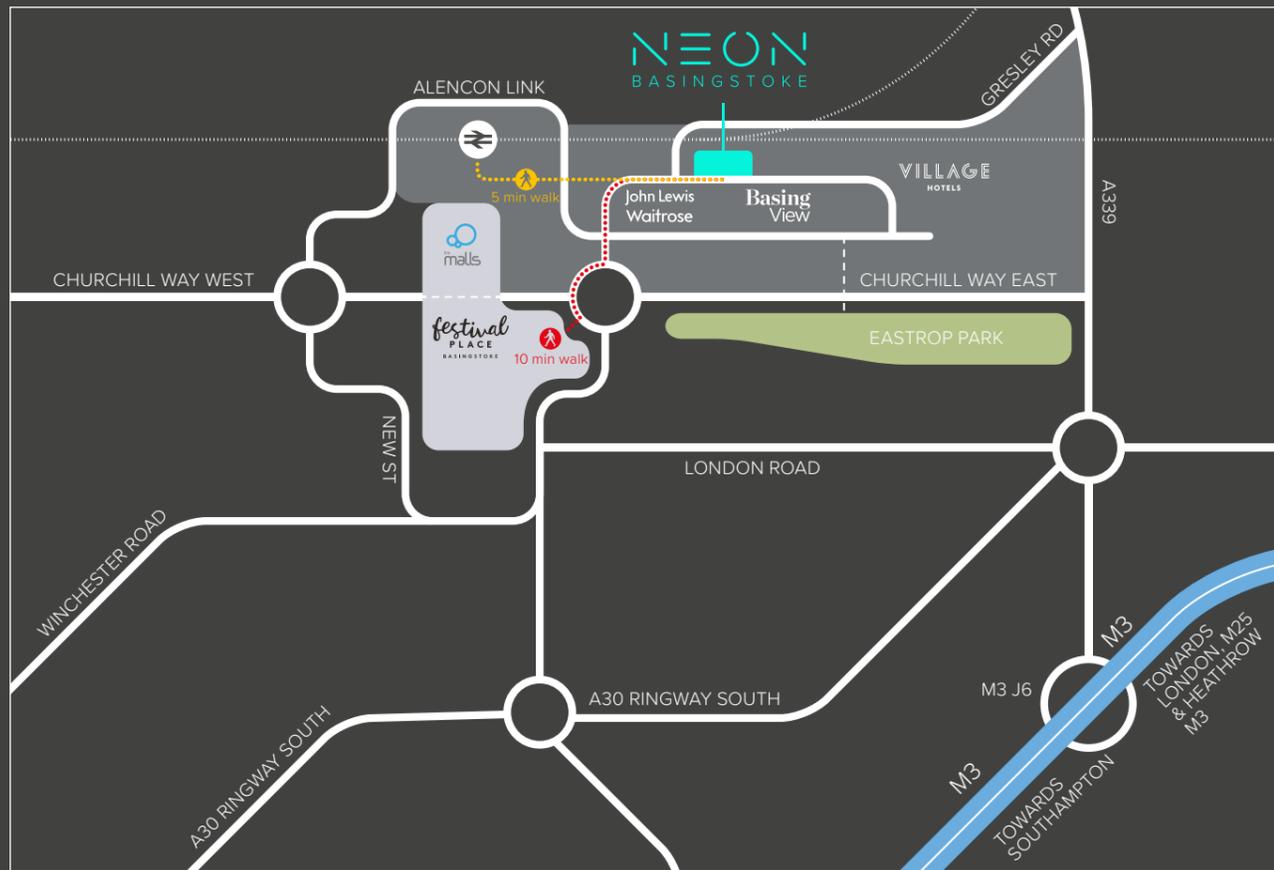
COST PER WORKSTATION

Locate your business at Neon and enjoy the financial advantages Basingstoke offers, compared to many other towns across the south of England.

Check out our cost calculator at neonbasingstoke.co.uk to see how you could benefit.



GENERATING COLLABORATION



CHARGED BY POWERFUL CONNECTIONS

Basingstoke's strategic location gives quick and easy access to the motorway network, airports and major sea ports on the south coast. Neon will also be the closest new office development to the train station with its fast links to London, Reading and the north of England.

5 MINS

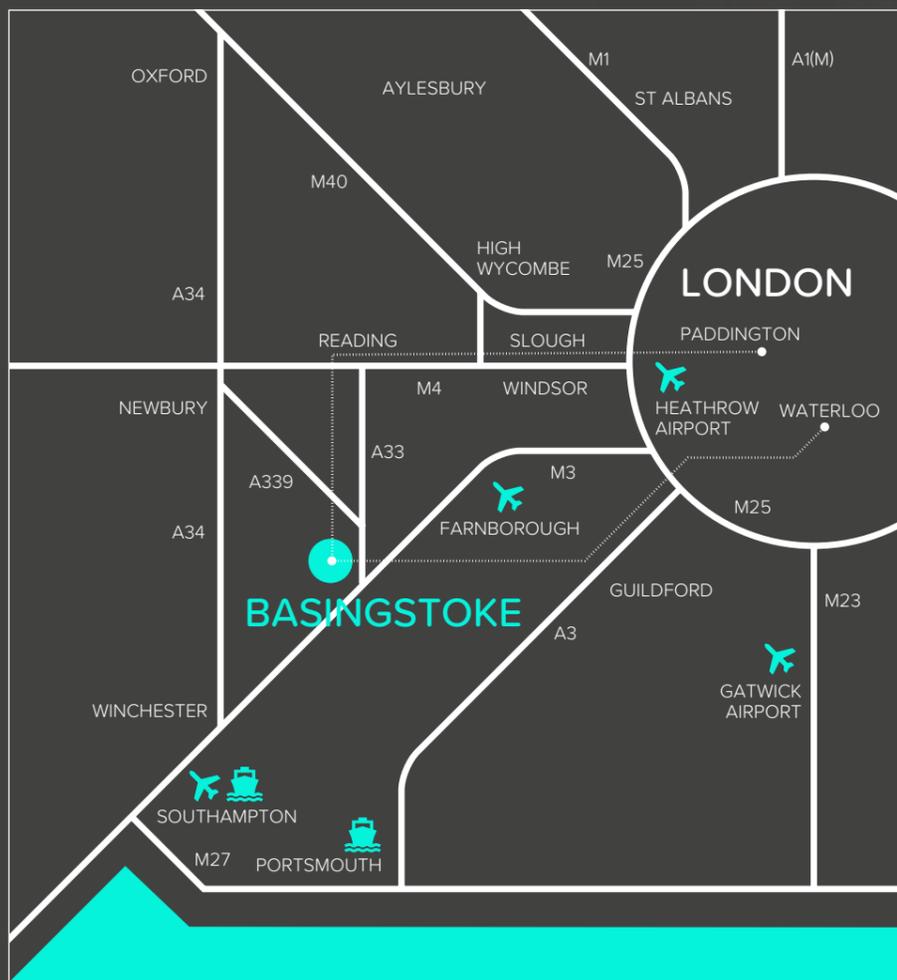
WALK TO THE STATION

43 MINS

TO WATERLOO STATION

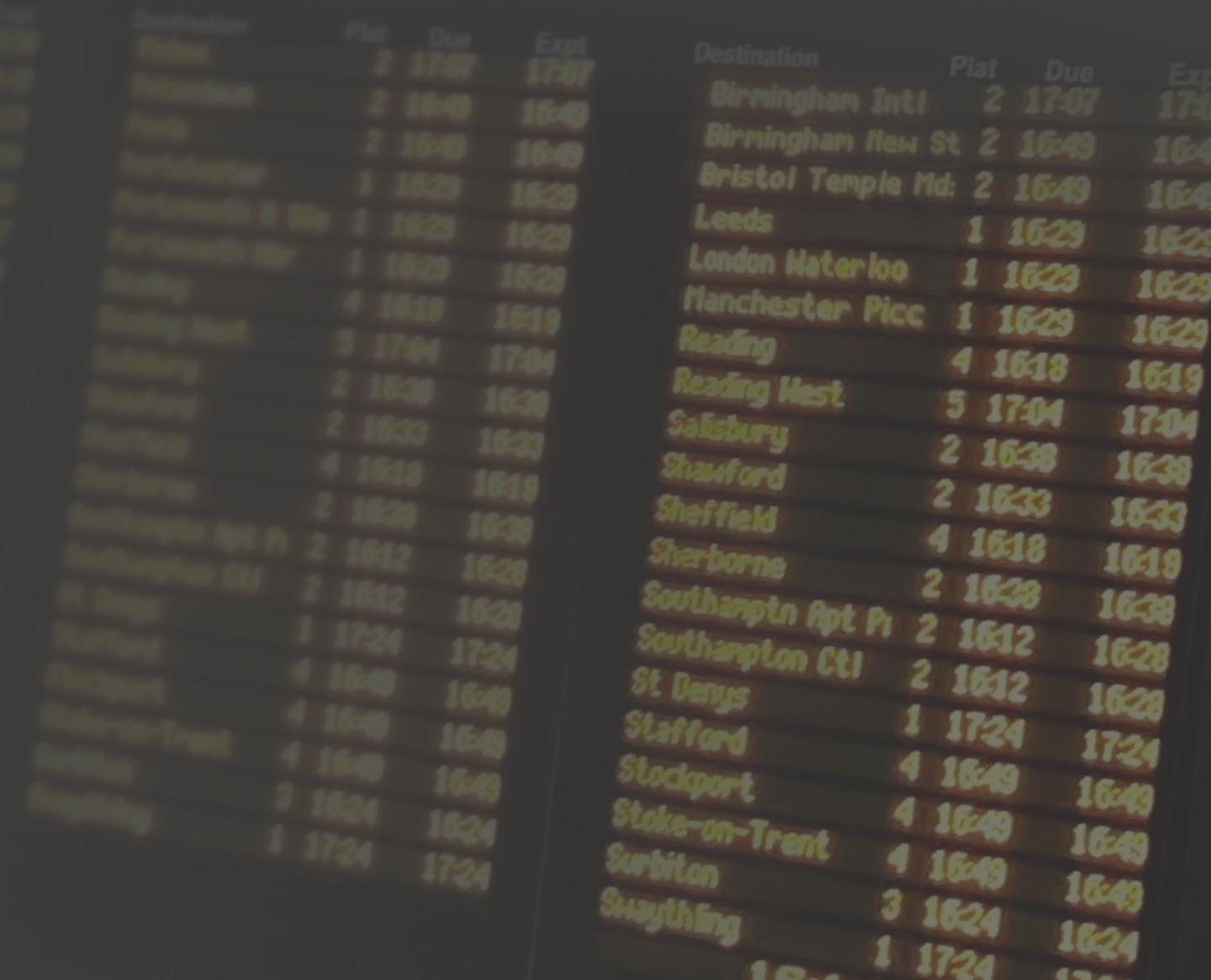
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DIRECT TRAINS DAILY TO MANCHESTER



BY ROAD	Miles
Newbury	16
Reading	17
Farnborough ✈	17
Southampton ✈	30
Heathrow ✈	38
Guildford	31
Portsmouth	49
London	52
Gatwick ✈	61

BY RAIL (Direct)	Minutes
Farnborough	12
Reading	15
Southampton Central	30
Southampton Airport ✈	22
Waterloo	43
Birmingham	110
Manchester	206
Bristol	119
Leeds	254



45,000 SQ FT MODERN GRADE A OFFICE SPACE WITH BUSINESS LOUNGE

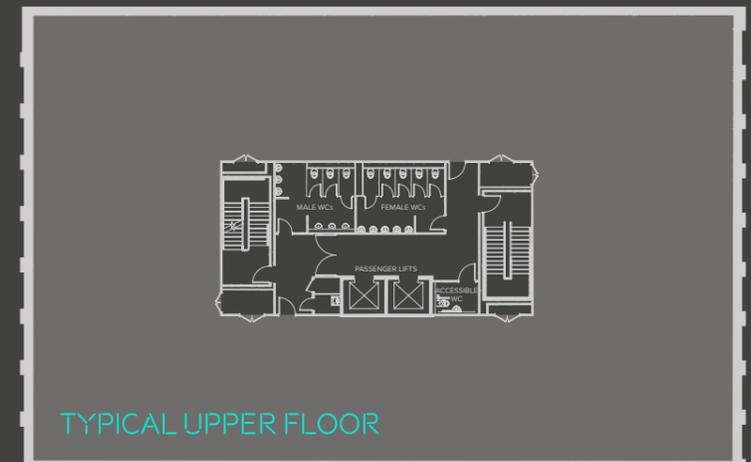
The five-storey offices will have a contemporary brick and glass façade, double height atrium and ground floor business lounge.



GROUND FLOOR



FIRST FLOOR



TYPICAL UPPER FLOOR

RECEPTION – indicative CGI



BUSINESS LOUNGE – indicative CGI

ACCOMMODATION

IPMS 3 measurements.

	sq ft	sq m
Fourth floor	9,958	925
Third floor	9,958	925
Second floor	9,958	925
First floor	8,988	835
Ground floor	6,932	644
Total	45,794	4,254

SEE THE VALUE OF AN ELECTRIC ENVIRONMENT

Neon will be located in Basing View, the town's thriving urban business park. On site amenities include a John Lewis and Waitrose store and the new Village Hotel (opening in early 2020) with its gym, swimming pool, restaurant and Starbucks.

The town centre is just a short walk away, with an array of shopping, dining and leisure facilities and Basingstoke is surrounded by beautiful Hampshire countryside offering a wide range of sporting and recreational opportunities. With its open air festivals, performance venues, galleries and museums, there is plenty to do in the town all year round.

It's not surprising that 94% of residents think Basingstoke is a great place to live.

FOOD AND DRINK

Basingstoke and the surrounding area boast a huge selection of great places to eat and drink.



The upper town centre location provides a huge selection of places to eat and drink



Kitty's Tilted Teacup Tea Room



Festival Street Kitchen



The Olive House Restaurant



Cosy Club Basingstoke – relaxed dining and drinking lounge with a dash of nostalgia

SHOPPING

Basingstoke's thriving town centre, including Festival Place Shopping Centre, offers something for everyone.



Festival Place Shopping Centre



BASING VIEW

The town's vibrant urban business park offers a wealth of on site amenities.



Village Hotel – hotel, gym and restaurant opening early 2020



Coffee culture catered for

SPORT & LEISURE

Basingstoke is set in the rolling Hampshire hills and offers a wide range of sport and leisure facilities allowing residents to keep fit and healthy, have fun and relax.



Eastrop Park



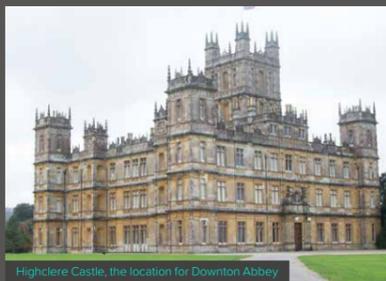
Dummer Golf Club



Basingstoke & Nth Hants Cricket Club

HISTORY AND HERITAGE

Basingstoke and the surrounding area boasts a wealth of history from the birthplace of Jane Austen and Highclere Castle, the location for Downton Abbey, to Bombay Sapphire at the historic Laverstoke Mill, with its Thomas Heatherwick glass houses.



Highclere Castle, the location for Downton Abbey



Statue of Jane Austen



The first Burberry store opened in Basingstoke in 1856



Bombay Sapphire at the historic Laverstoke Mill

ART & ENTERTAINMENT

Basingstoke is a thriving cultural hub with theatres, museums, galleries, places of interest and a year long calendar of events and festivals.



Sheku Kahnah-Mason, Young Musician of the Year 2016, at The Arvii



B LOVE 2019 Festival – live music, art and family fun



Basingstoke artist Sian Storey – live painting



Basingstoke Kite Festival

NEON

BASINGSTOKE

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**Basingstoke
and Deane**

enterprise m3
Delivering prosperity through innovation

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