

CHURCHILL PLAZA
BASINGSTOKE

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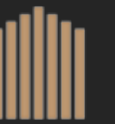
1.0 EXECUTIVE SUMMARY

A major refurbishment of this iconic building is planned to create 135,366 sq ft of Grade A contemporary office space in the heart of Basingstoke town centre.

The iconic design, unrivaled views and central location represent a unique opportunity for occupiers.

Summary highlights of our proposals include:

- New grade A offices
- Up to 135,366 sq ft
- Open plan c10,000 sq ft unbroken floor plates
- 461 Car parking spaces - a ratio of 1:294sq ft
- Town centre location
- Excellent amenities for staff on doorstep
- 5 minutes walk from the railway station
- Significant planned local authority and developer-led investment in the town centre, creating a new mixed-use development opposite Churchill Plaza at Basing View, expanding the business district and adding further amenities.



2.0 LOCATION

Basingstoke lies approximately 50 miles south-west of Central London and 16 miles south of Reading in an affluent Hampshire location.

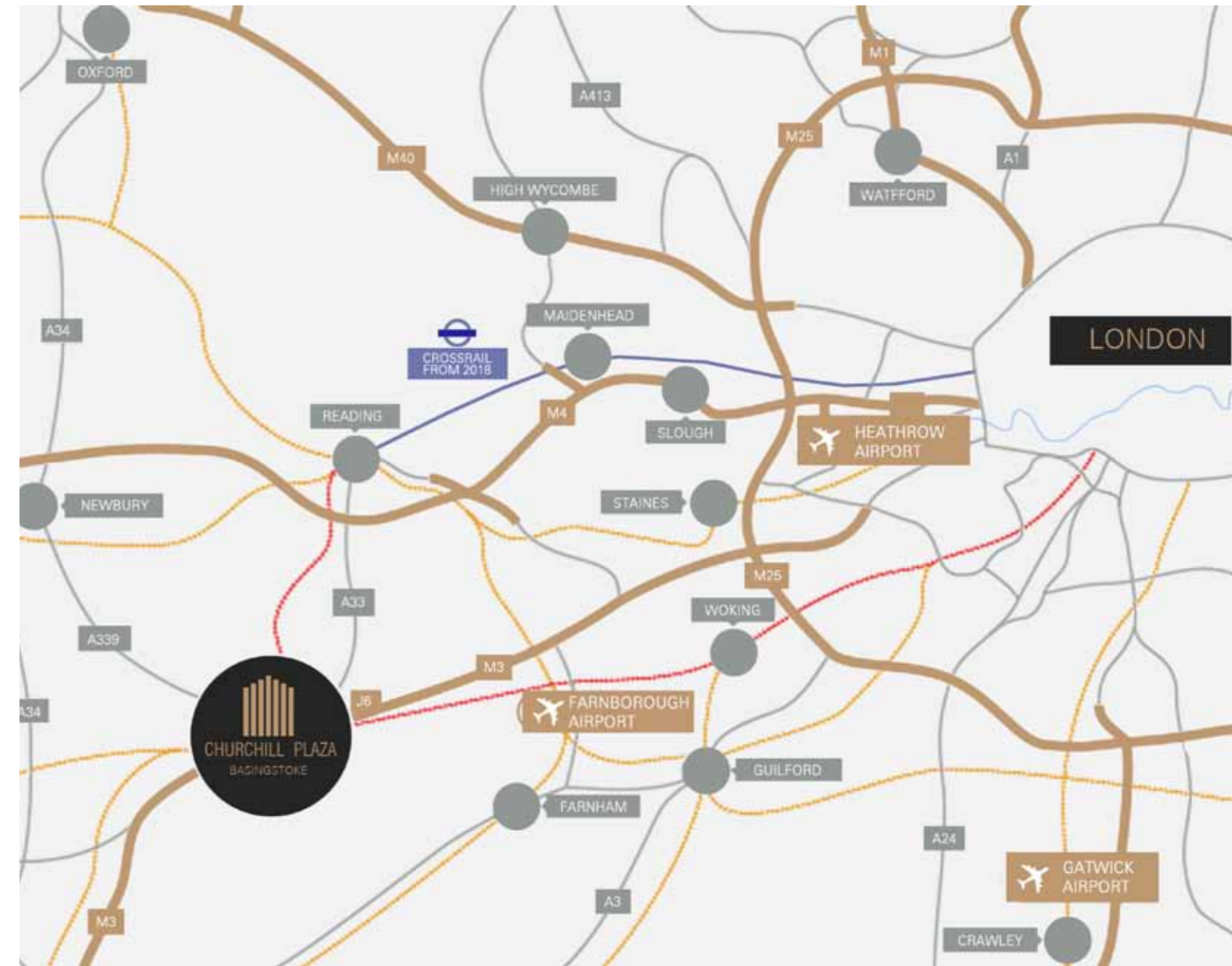
The town benefits from excellent road communications, being located adjacent to Junction 6 of the M3 motorway which in turn provides access to Junction 12 of the M25. Additionally, Junction 11 of the M4 is accessed via the A33 dual carriageway.

Basingstoke railway station provides a fast regular service to London Waterloo (with up to eight trains per hour and a fastest journey time of 44 minutes) and also regular services to Portsmouth and Southampton in the south.

London Heathrow, the UK's largest airport, is within easy access being located 35 miles north-east of the town. Further, Southampton Airport, which provides access to 50 European destinations, is located 30 miles to the south-west.

As a result of the town's excellent road, rail and air communications, and combined with its skilled labour force, Basingstoke has become one of the major locations in the south-east office market.

Basingstoke has been ranked as the number one place in the UK for the digital economy by the National Institute of Economic and Social Research (NIESR), building on the town's reputation as part of the area's 'tech corridor'.



SUPERB CONNECTIONS

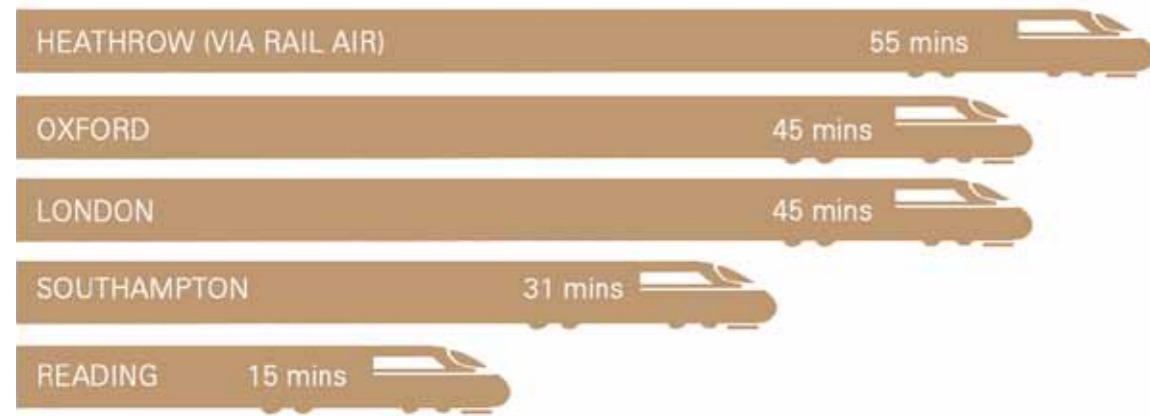
Basingstoke's excellent transport infrastructure links the town to a large employment catchment area that encompasses some of the finest talent in the south-east. Staff rated as 'highly qualified' are 4% above the UK average in the town.

With access to 37,000 highly educated people within commuting distance, the workforce within Basingstoke is strong. The fact that 81% of Basingstoke's population is economically active, being employed or self-employed, compared with the whole of Great Britain at 71% is a good indication of this.

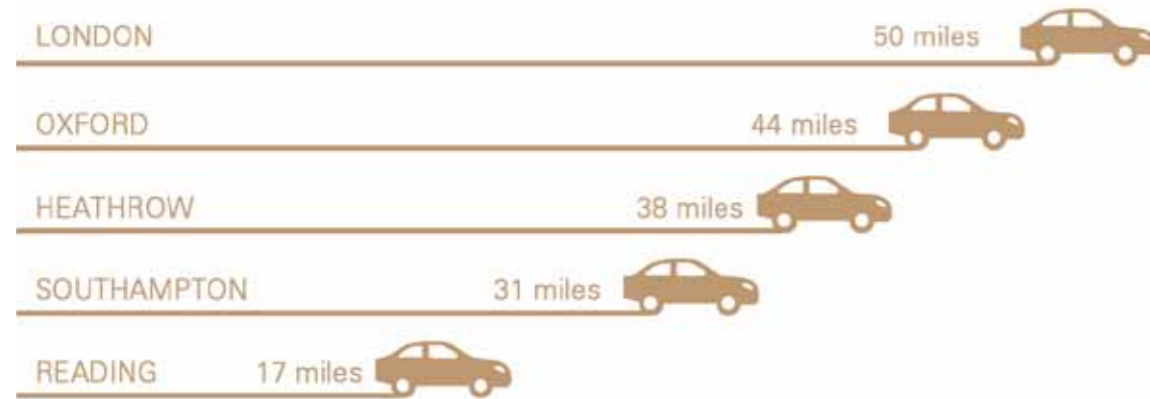


TRAVEL TIME BY RAIL

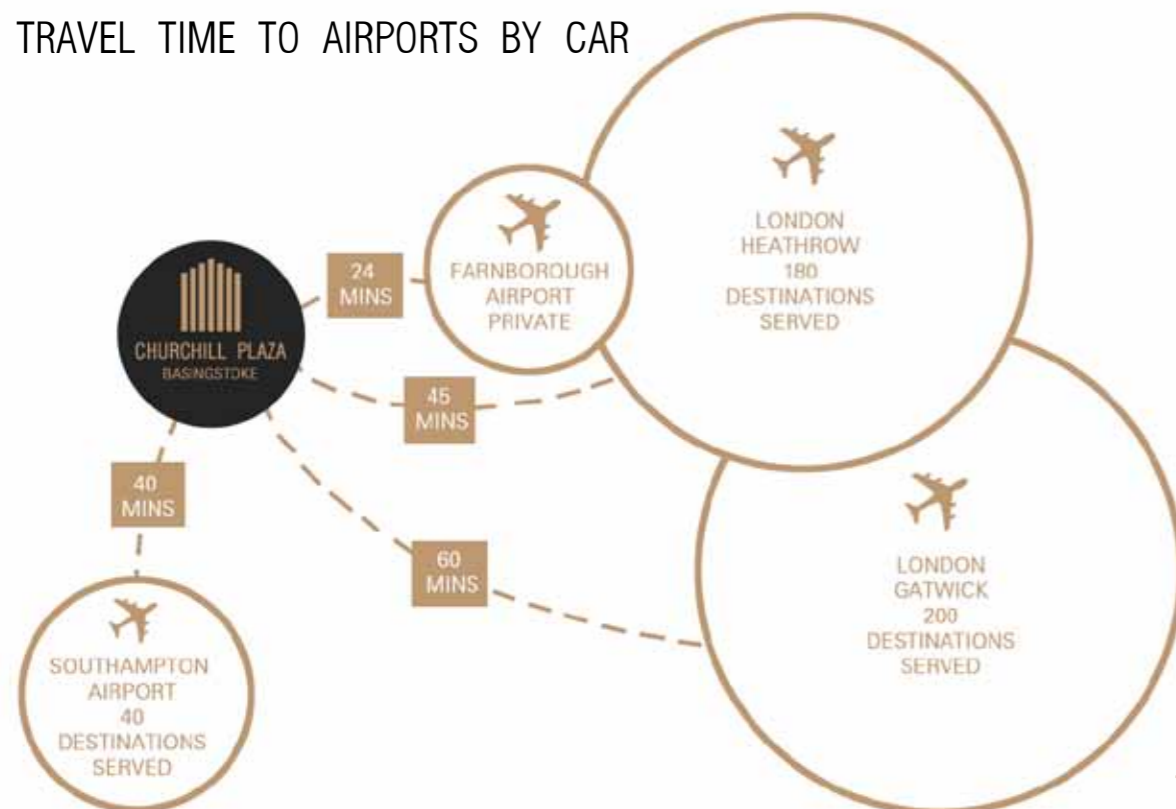
Basingstoke station is just 5 minutes walk from Churchill Plaza



DISTANCE BY ROAD



TRAVEL TIME TO AIRPORTS BY CAR



EVERYTHING ON YOUR DOORSTEP

A major town centre... Everything you could possibly need is within easy walking distance of Churchill Plaza.



Within a 5 minute walk you can reach the railway station, the bus interchange, over 200 shops at Festival Place and The Malls, the historic and diverse Top of the Town, a Vue Cinema, a range of theatres, or simply relax in Eastrop Park opposite.





WORK/LIFE BALANCE

Churchill Plaza is an incredibly prominent landmark conveniently situated in the centre of Basingstoke, on Churchill Way, the principal route through the town centre.

It is located within the main office core, approximately 5 minutes walk from the railway station, opposite the bus station and directly adjacent to the Festival Place shopping centre.



Distant views of Churchill Plaza from Eastrop Park



3.0 WORK, LIFESTYLE & TOWN CENTRE LIVING

Churchill Plaza's town centre location offers the following benefits:

- The property is immediately adjacent to the central shopping area that includes Festival Place shopping centre, which is directly accessible from the building via the dedicated pedestrian bridge, offering high quality retail such as an Apple Store, Hotel Chocolat, Paperchase and Virgin Media.
- Construction is already underway for a brand new Waitrose and John Lewis at Home store opposite Churchill Plaza. This will provide a high level of amenity for local occupiers.
- Basingstoke offers a range of top quality hotels including Hilton, Holiday Inn and The Four Seasons.
- There are fitness and leisure facilities throughout the town with the Basingstoke Sports Centre offering fitness classes and a swimming pool just over the road within Festival Place.
- Over 200 shops at Festival Place and The Malls which provides 300,000 sq ft of mixed retail area.
- Historic and diverse Top of the Town.
- Vue cinema and The Anvil Theatre.
- Eastrop park opposite.
- First class restaurants and cultural activities including the regionally renowned Concert Hall and Airkix indoor skydiving centre.
- Basingstoke train station within a 5 minutes walk and within an hour's drive of 3 international airports serving over 200 destinations.
- The main restaurant area is opposite Churchill Plaza and includes; Giraffe, Pizza Express, Wagamama, Nandos and Eds Diner.





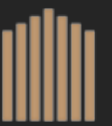
4.0 CHURCHILL PLAZA

Churchill Plaza is a striking office building offering up to 135,366 sq ft NIA of Grade A office accommodation over ground and 12 upper floors; together with 461 on-site car parking spaces in the heart of Basingstoke.

Along with an impressive double height reception area, the building benefits from flexible open plan office space laid out in two wings arranged either side of a central service core; providing circa 10,000 sq ft of unbroken floorplates with natural light to the main elevations.

Churchill Plaza is very well located with close neighbours including corporate occupiers such as AXA, Thales, Motorola, Sony, Taylor Made, Fyffes, The AA and Ecover. The area is also being dramatically improved with a mixed use regeneration scheme on Basing View. In addition to this a combined 100,000 sq ft Waitrose and John Lewis at Home store is being developed on the site immediately adjacent to Churchill Plaza.

This is an area on the move and Churchill Plaza represents a fantastic opportunity to be a part of it.





Indicative image of new reception 'glass box' subject to statutory and consultant input



A place for business



A SENSE OF ARRIVAL

A stunning new reception space has been conceived to announce your arrival at somewhere special. The new entrance is a sleek, modern intervention designed to flood the arrival lounge with natural light.

The new double height reception is befitting a building of such scale and standing, with visitors and employees being welcomed into the building in style.

Externally the new glazed box provides a sense of presence and connectivity to the town. It creates an opportunity for large scale branding, and gives a sense of the activity, lighting and materials awaiting inside, thus heightening the sense of arrival to Churchill Plaza.





Indicative image of double height reception subject to statutory and consultant input

AN UPLIFTING PLACE

The reception lobby is a sleek modern business lounge; with break-out areas, informal meeting zones and contemporary furnishings, this is truly an extension of the office.

The double height space is filled with daylight whilst the palette of natural materials is elegantly understated, creating an area to work and meet that's inspiring and comfortable.

Colleagues and guests can come together in the lounge area and conduct informal meetings whilst enjoying a freshly ground coffee and taking advantage of spacious and dynamic surroundings.



A palette of simple, high quality natural materials shall be utilised throughout the scheme including warm tactile timbers and sleek contemporary glass.



Informal break out space





Indicative image of typical floorplate



Indicative standard of raised access floors



Indicative standard of perforated metal ceiling tile

LIGHT, BRIGHT FLOORPLATES

Spacious and airy floorplates are filled with natural light and are complimented by white perforated metal ceiling tiles and recessed light fittings; creating a light and refined office environment.





Indicative image of typical 12th floor terrace subject to statutory and consultant input

UNRIVALLED VIEWS

All floors at Churchill Plaza enjoy spectacular panoramic views of Basingstoke and the surrounding countryside.

The 12th floor provides two terrace areas. Ideal for a break, a casual meeting, or simply taking in the amazing scenery from a higher plane.



Churchill Plaza's 12th floor terraces can be seen from Eastrop Park



Spectacular panoramic views from the floorplate





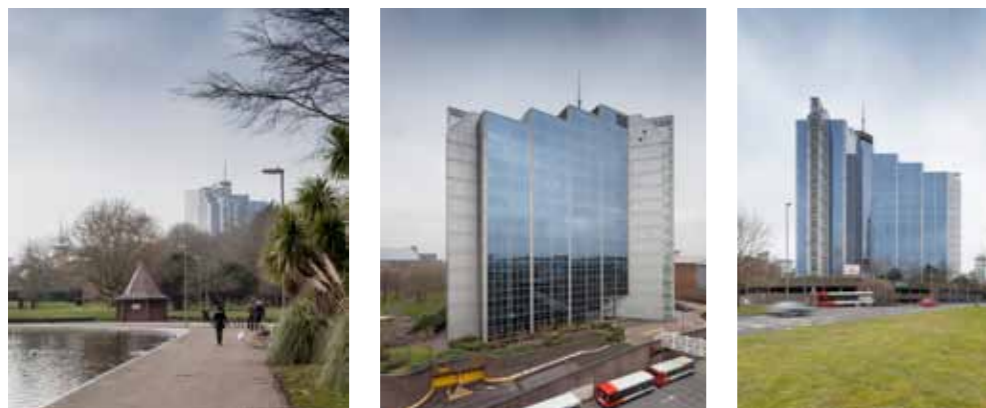
Potential signage zones subject to statutory and consultant input

SIGNAGE

Churchill Plaza is one of the tallest buildings in Basingstoke. Together with its iconic design and strong architectural form, there is no doubting the prominence of this superior commercial development.

Subject to the relevant consents the building provides an excellent opportunity for tenant signage that is visible for miles around as illustrated indicatively on the photograph opposite.

- 1 Possible signage to glazing subject to relevant consents
- 2 Possible signage to staircore subject to relevant consents
- 3 Possible signage to car park subject to relevant consents

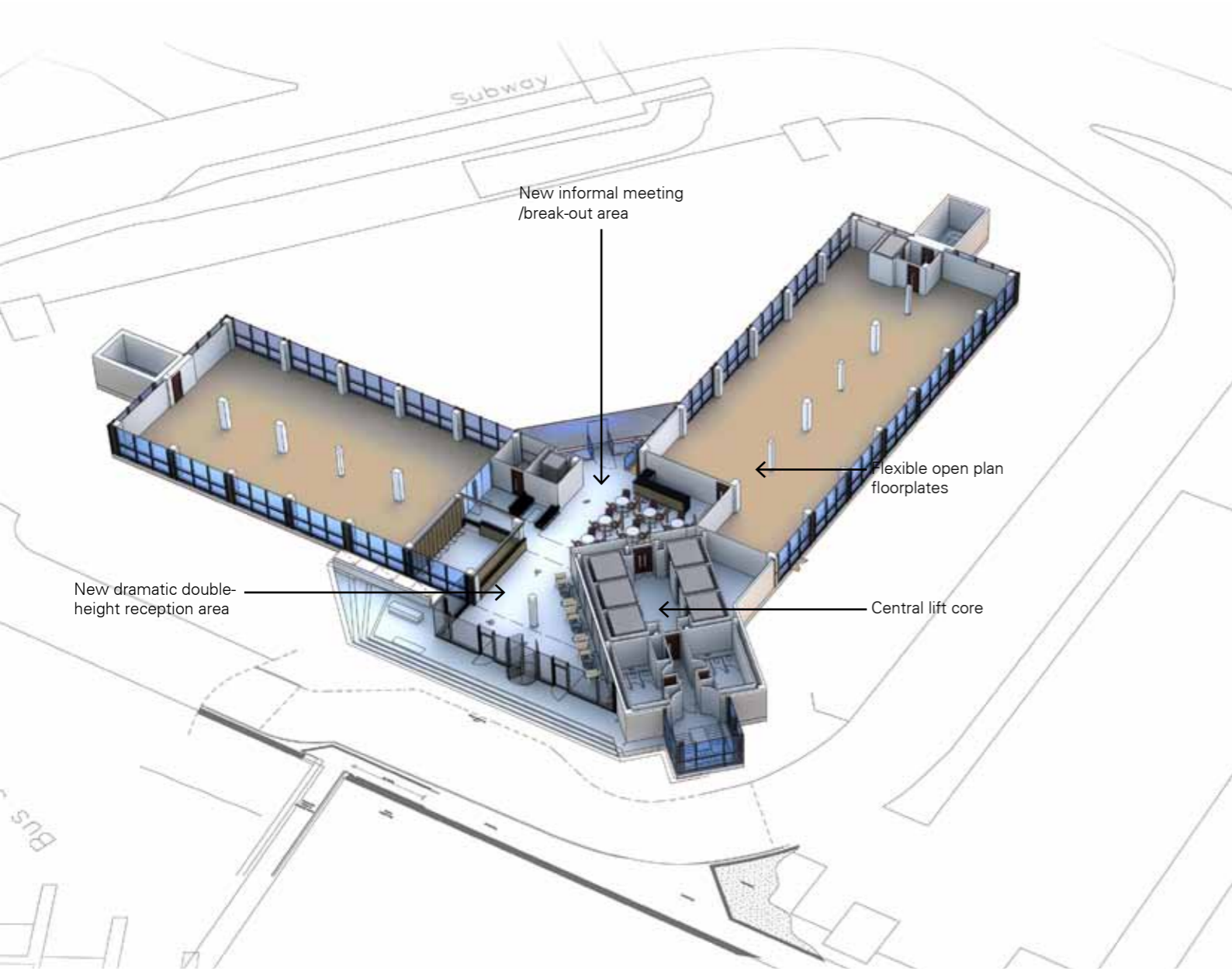


Churchill Plaza is a landmark building in Basingstoke - it's distant views can be seen for miles around and provides a potentially excellent opportunity for tenant signage



5.0 ACCOMMODATION

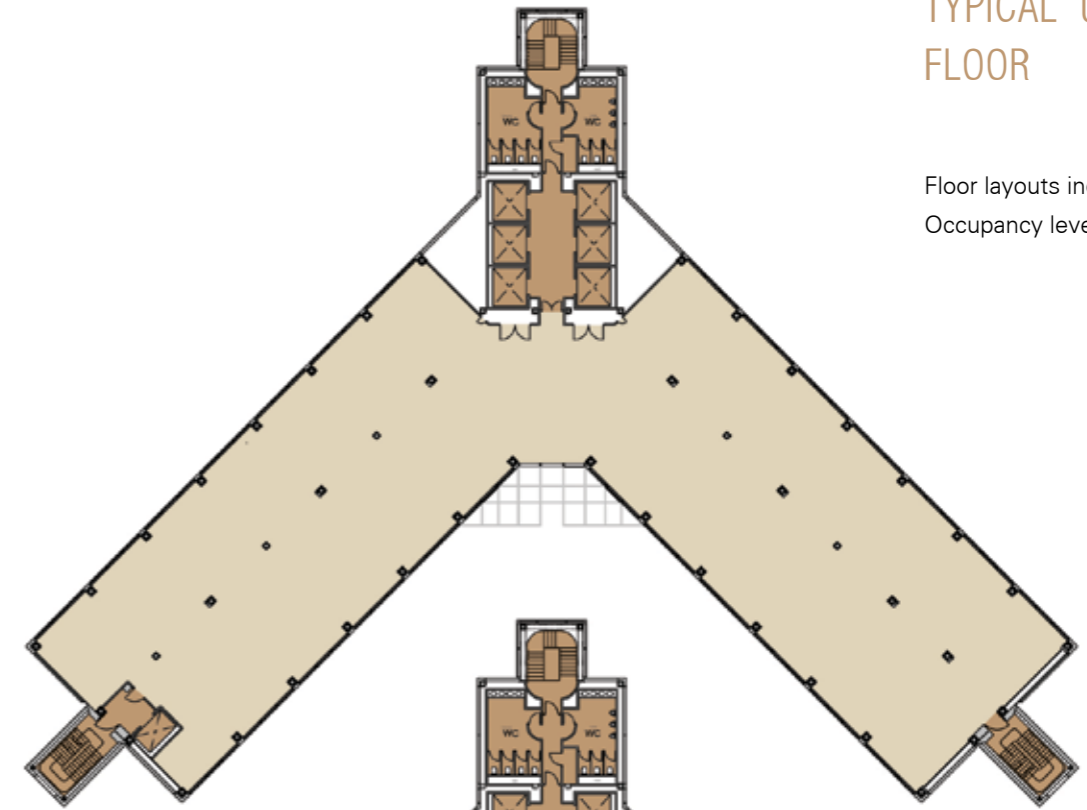
Floor	Area (sq ft)	Area (sq m)
12th	7,864	730.6
11th	10,745	998.23
10th-2nd	10,789	1,002.33
1st	9,374	870.89
Ground	9,153	850.32
Reception	1,129	104.87
Total	135,366	12,575.94



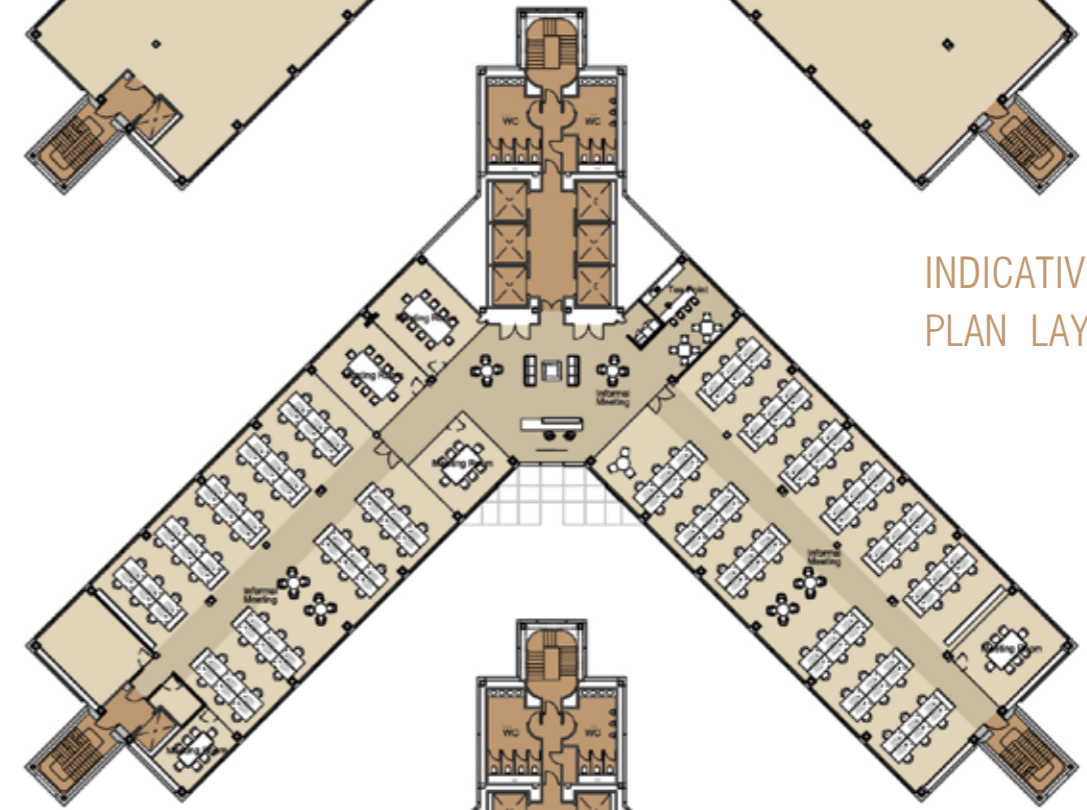
Indicative axonometric view of new ground floor floorplate subject to statutory and consultant input

TYPICAL UPPER FLOOR

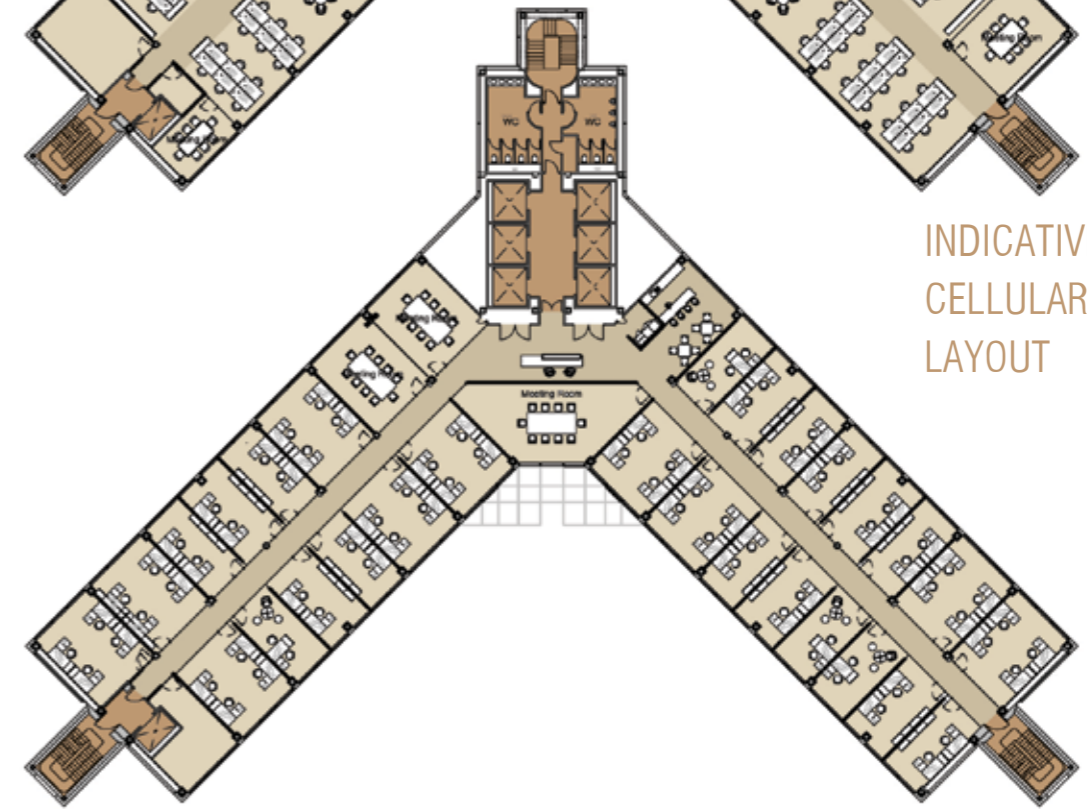
Floor layouts indicative only.
Occupancy levels TBC.



INDICATIVE OPEN PLAN LAYOUT



INDICATIVE CELLULAR LAYOUT



6.0 OFFICE REFURBISHMENT

REFURBISHMENT SPECIFICATION

- Full Cat A building refurbishment.
- Grade A open plan offices with flexible clear floorplates arranged over ground and twelve upper floors.
- Newly configured dramatic double-height entrance and reception.
- Unbroken floorplates of circa 10,000 sq ft
- Air conditioning.
- New mechanical and electrical installations throughout.
- Fully accessible suspended ceilings incorporating LG7 compliant lighting
- Fully accessible raised access floors.
- PIR lighting throughout the office and core with daylight sensors.
- Excellent views and natural light.
- New male and female WC facilities on all floors.
- New shower and locker facilities.
- Secure cycle storage.
- Five passenger lifts and one goods lift.
- 461 car parking spaces providing an excellent town centre ratio of 1:294 sq ft.



Indicative image of a typical WC



Indicative Standard of Refurbished Lift Lobbies



Indicative Standard of Shower Facilities



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