TO LET

MODERN CORPORATE OFFICES, SERVICED OFFICE SUITES & CO-WORKING SPACE

HAMPSHIRE COMMERCIAL

goadsby

BELVEDERE HOUSE
BASING VEIW, BASINGSTOKE, HAMPSHIRE, RG21 4HG

SUMMARY >

Location Map | Streetview

- ON SITE CAFETERIA/BISTRO
- ATTRACTIVE ROOF GARDEN
- TENANT SIGNAGE AND BRANDING OPTIONS FOR INDIVIDUAL SITES
- 4 FULLY GLAZED PASSENGER LIFTS

BELVEDERE HOUSE
BASING VEIW, BASINGSTOKE, HAMPSHIRE, RG21 4HG

Location

Belvedere House is located on Basingstoke's Central Business District "Basing View", situated within a short walk of the train station which offers a number of fast train links; to Reading (17 minutes), Southampton (35 minutes) and London Waterloo (42 minutes).

The M3 motorway (junctions 6 & 7) provide easy acess to Reading (junctions 11 M4, 13 miles), Maidenhead (29 miles), Bracknell (24 miles), Heathrow (38 miles), Gatwick (60 miles), and Southampton (33 miles).

Description

The property comprises a significant corporate style office facility totalling 118,000 sq ft over 6 levels. It is designed to fit the needs of modern businesses be they large, medium or small. It offers opportunities to extend and grow without the need for upheaval, with internal space options offering flexability and ease of adaptation to meet individual layouts. The impressive atrium has been developed to offer co-working, networking and business event space.

Basing View provides a 65 acre, mixed use business enviroment located adjacent to the town centre amenities. A regular shuttle bus and park & ride service terminates immediately adjacent to Belvedera House. The property is within easy walking distance of Eastrop Park offering excellent green recreational space with lakes along with water features. Recent and ongoing investment in the infrastructure and public realm improvements are helping to transform the area into a vibrant mixed use urban quarter. The Waitrose and John Lewis at Home store at the entrance to Basing View provides a focal point and shopping amenity whilst also drawing increased footfall.

Accommodation

Serviced office suites available from 188 sq ft.

Traditional offices from 665 sq ft to 15,000 sq ft.

Co-working accommodation in partnership with Desklodge.

Rateable Value

Belvedere House sits within the M3 Business Enterprise Zone which could offer a new or expanding comany up to £275,000 business rates relief over a 5 year period. For further information on rates please refer to the Local Authority.

Features

- High quality office suites with fully manned reception area.
- Impressive atrium providing excellent natural light & break-out amenities.
- Raised floors, light fittings, central heating
- Air conditioning
- On site parking ratio of 1 to 350 sq ft net

Lease

The accommodation is available to let by way of flexible lease terms subject to negotiation.

EPC Rating

D - 88

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make futher enquiries as to the existance or otherwise of service charge outgoings.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

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Availability Schedules

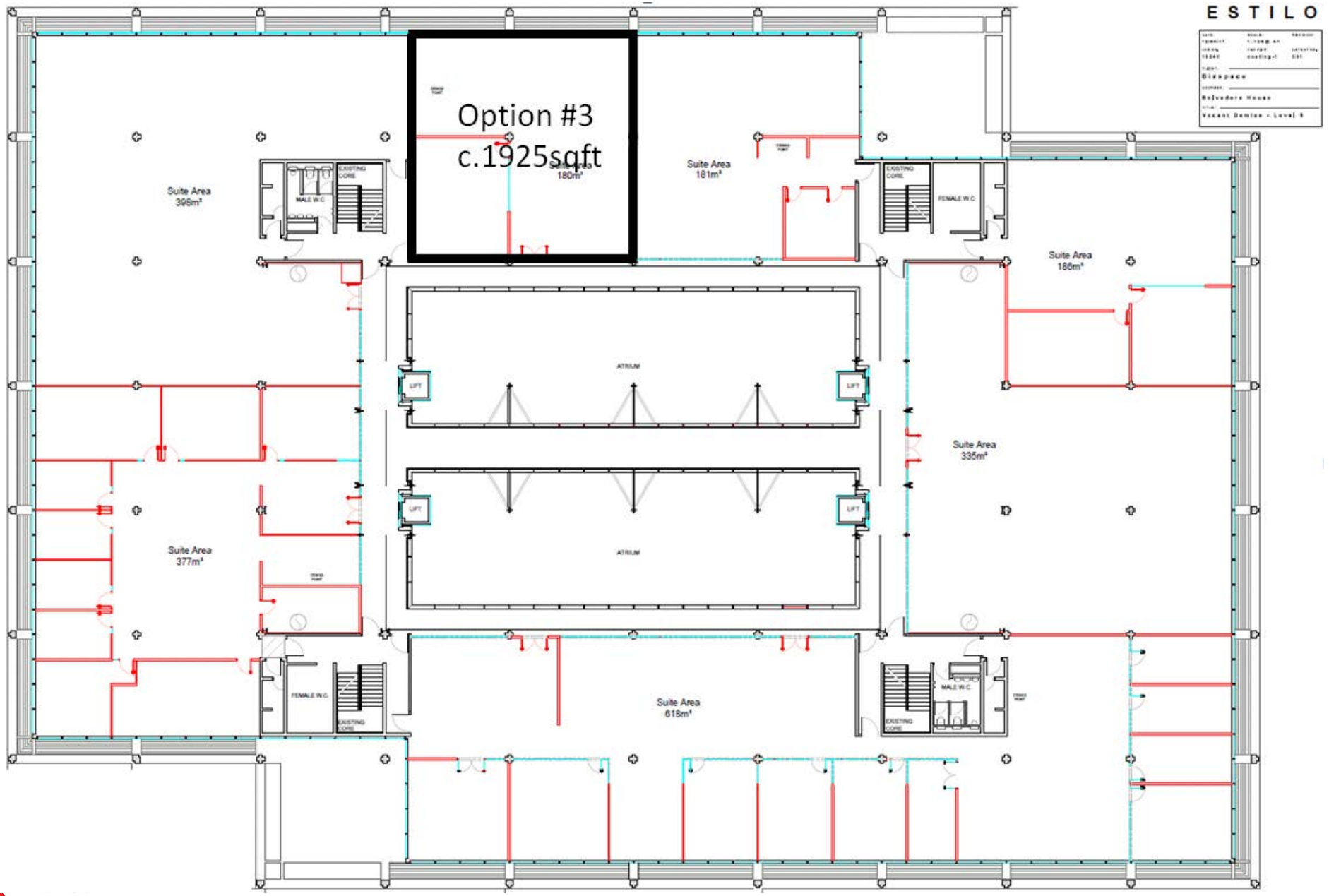
Serviced Office Number	Occupancy (up to)	Availability
LG1	2 person	Now
LG2	2 person	SOLD
LG3	6 person	Now
LG4	3 person	Now
LG5	3 person	Now
LG6	3 person	Now
LG7	3 person	Now
LG8	12 person	Now
LG9	5 person	Now
LG10	5 person	SOLD
LG11	5 person	Now
LG12	2 person	SOLD
LG14	3 person	Now
LG15	5 person	Now
LG16	3 person	Now
LG17	7 person	Now
LG18	3 person	Now
LG19	3 person	Now
LG20	3 person	SOLD
LG21	6 person	Now
LG22	6 person	Now
LG23	2 person	Now
LG24	2 person	Now
LG25	2 person	Now
LG26	2 person	Now
LG27	4 person	Now
LG28	5 person	Now
LG29	3 person	Now
LG30	3 person	Now
LG31	3 person	Now
LG32	7 person	Now
LG33	3 person	Now
LG34	7 person	SOLD

Conventional Office Suite Number	Size (Sq Ft)	Size (Sq M)
2.2	1,937	180
3.1	3,580	333
3.2	5,640	524
4.3b	1,250	116
4.4	665	62

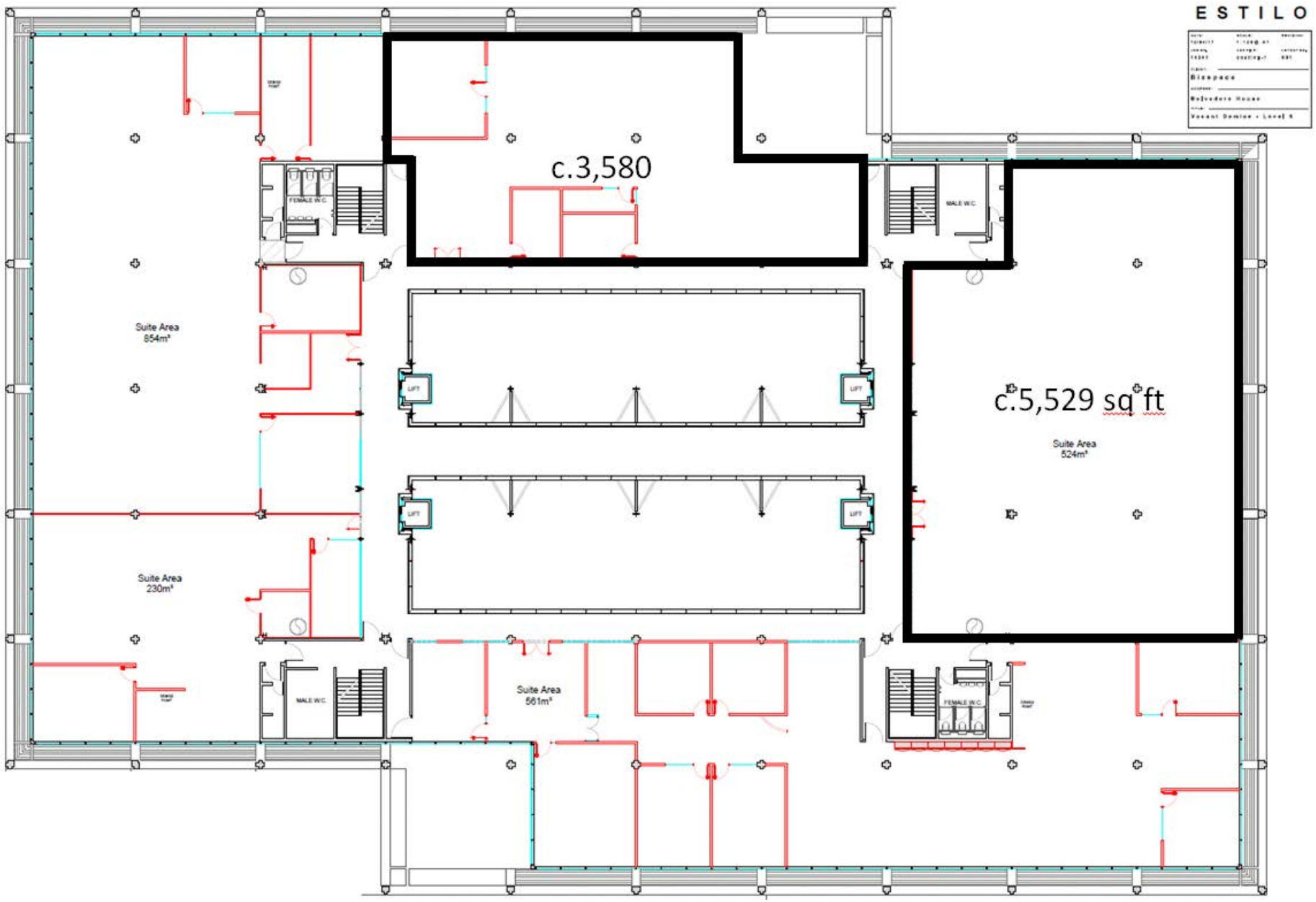
Note: Floor areas have been provided by the landlord.

Photo shows Lower Ground Floor

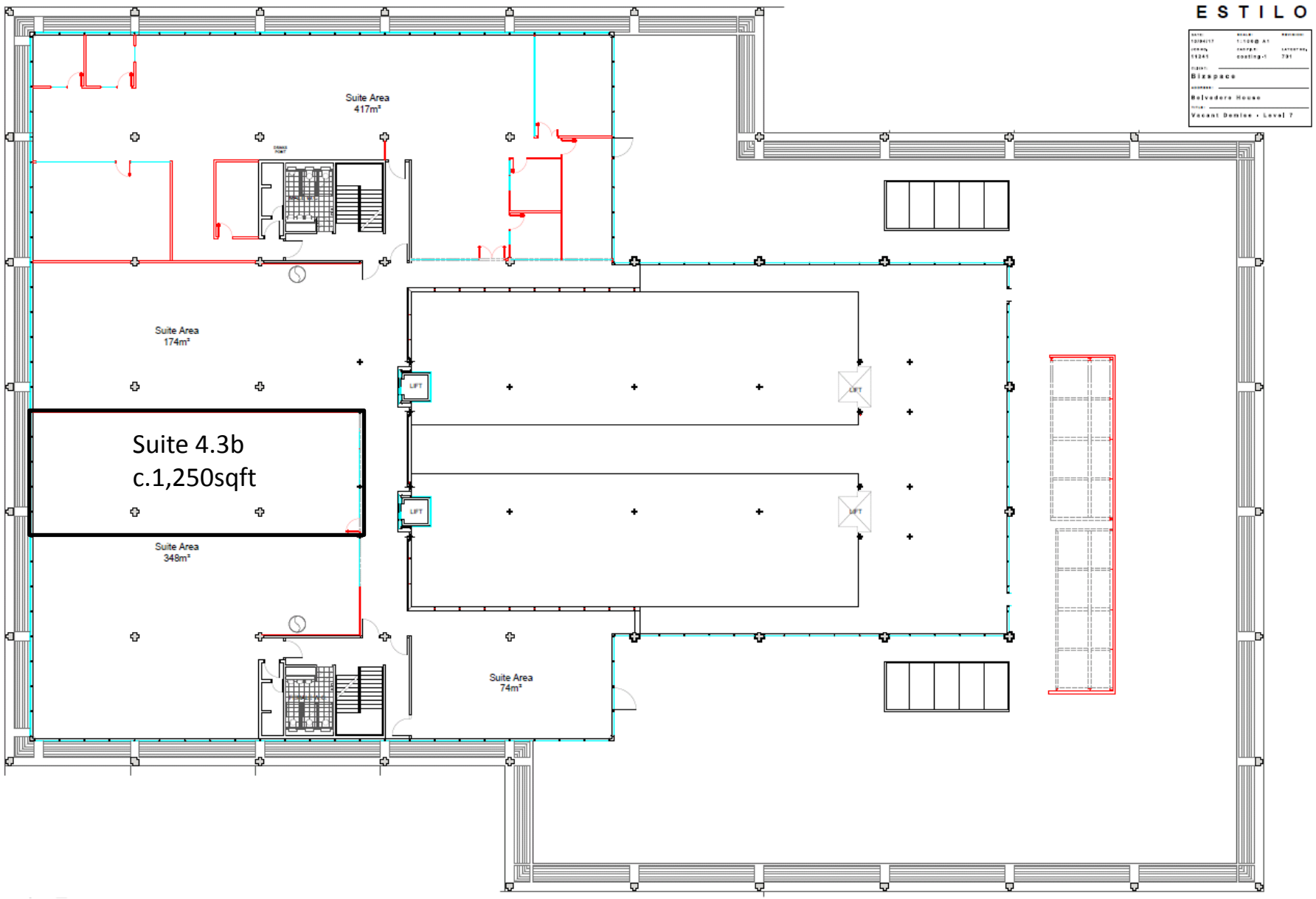
Floor Plan - 2nd Floor



Floor Plan - 3rd Floor



Floor Plan - 4th Floor



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available **HERE**.

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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