



**FLEXIBLE LEASE & LICENCE AGREEMENTS**

## Second Floor, Access House

27-29 Church Street, Basingstoke, RG21 7QQ

## Superbly Refurbished Second Floor Town Centre Offices

921 sq ft

(85.56 sq m)

- Flexible Lease & Licence agreements considered
- Modernised shared lobby area
- Open plan arrangement with full glass partitioning
- Prominent building with strong branding/signage potential.
- Bike rack storage provision.
- Exceptional natural light with double glazed windows across the front and rear elevations, incorporating feature bay windows.
- Door entry system

# Second Floor, Access House, 27-29 Church Street, Basingstoke, RG21 7QQ

## Summary

Available Size	921 sq ft
Rent	£14,500.00 per annum
Rates Payable	£5,988 per annum April 2023
Rateable Value	£12,000
Service Charge	£3,462 per annum y/e 2022
EPC Rating	C (67)

## Description

The available space benefits from a comprehensive landlords refurbishment and forms the rear half of the 2nd floor of a 4 storey building, above a single retail unit on the ground floor. The property is quite individual and modern in appearance, using traditional building materials such as brickwork underneath a pitched roof with artificial slate coverings. The accommodation offers exceptional natural light with double glazed windows across the front and rear elevations, incorporating feature bay windows. The accommodation is open plan with two meeting rooms. WC's are in the communal space of the building and there is a kitchenette on the 2nd floor shared with the adjacent suite.

## Location

Basingstoke is North Hampshire's principle commercial centre, supporting a borough population of 180,000 people. Communications are vital to the continuing growth of the town, with excellent links to the national rail network via a highly efficient internal ring road system and with fast direct rail services to London Waterloo (45 minutes).

Access House occupies a commanding position towards the 'lower end' of Church Street, within Basingstoke's 'upper town area', adjacent to the Festival Place Shopping Centre. Joices Yard public car park is situated behind the property, providing easy access on to the town centre's one-way system. The location is well supported with banks, building societies, other professional users and a variety of retailers and restaurants. The main post office is positioned on London Street via the top of Church Street. The bus and railway stations are within easy walking distance with public car parks nearby.

## Accommodation

Name	sq ft	sq m
2nd - Floor	921	85.56
<b>Total</b>	<b>921</b>	<b>85.56</b>

## Anti Money Laundering

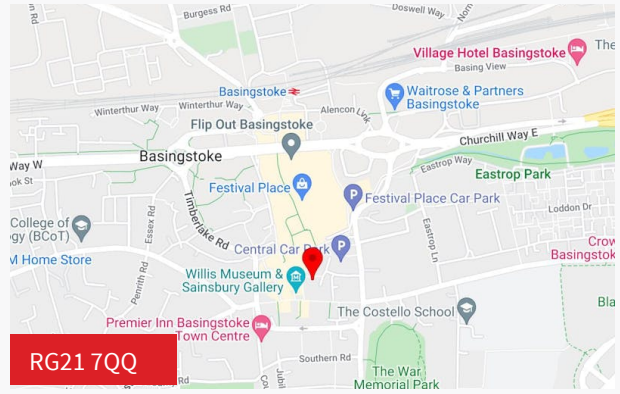
To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Lease Terms

A new lease is available for a term to be agreed, contracted outside the Landlord & Tenant Act 1954 (Part II) as amended.

## Service Charge

In addition to the rent, a service charge is payable in respect of the common areas including cleaning of common areas, external/internal repairs and maintenance, fire protections, lift maintenance, management, window cleaning, gas usage and water usage. The service charge is £3462 p.a. for y/e 2022. Electricity is shared/separately metered.

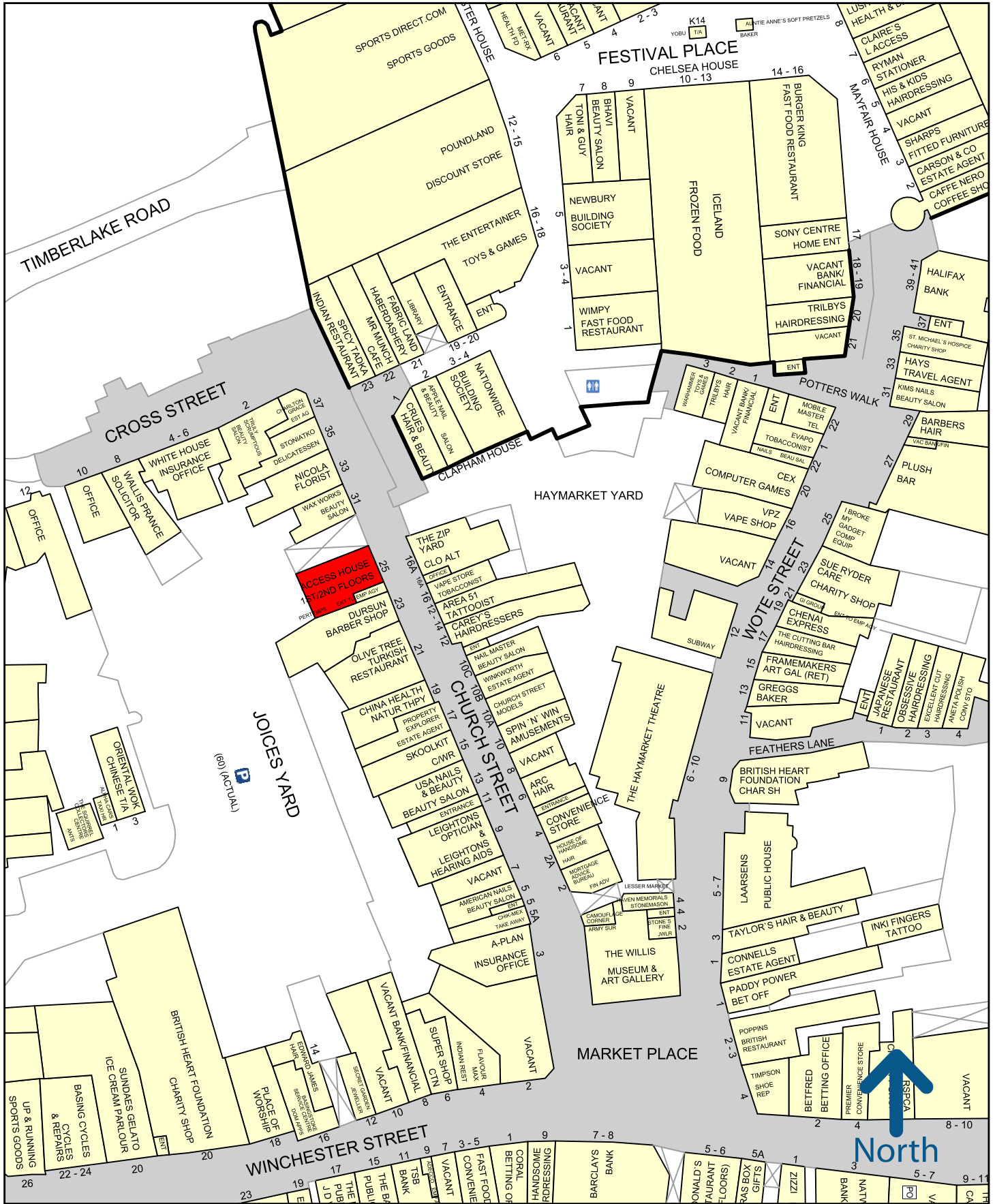


## Viewing & Further Information

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Experian Goad Plan Created: 17/01/2020

Created By: London Clancy

50 metres



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