



## Unit 3, Crown Heights

Alencon Link, Basingstoke, RG21 7SY

### Prominent Retail / Medical Premises

2,136 sq ft

(198.44 sq m)

- 1 allocated car parking space on the lower deck
- Close proximity to the Festival Place and The Malls Shopping Centre
- Footbridge linking the bus station and 2,800 car parking spaces provided in Festival Place

## Summary

Available Size	2,136 sq ft
Rates Payable	£9,855.25 per annum
Rateable Value	£19,750
Service Charge	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	C (51)

## Description

The premises have been fitted as a a charity food bank office / retail unit currently arranged as a2 large subdivided areas, administration office, staff break-out room with T-point, disabled toilet and large commercial kitchen used for catering for the pre-school children. Loading is via the rear service corridor/area and 1 allocated car space is provided within the lower parking deck.

## Location

The Crown Heights development is prominently situated opposite Basingstoke railway station which provides service to London Waterloo, Southampton and Exeter as well as inter-city services to the rest of the UK via Reading and Oxford.

Basingstoke is positioned 45 miles south west of London and is served by Junctions 6 and 7 of the M3 motorway. Basingstoke offers an excellent commercial location with occupiers such as IBM, Barclays Mercantile, Tenon, Winterthur Life, Scott Wilson all within close proximity to Crown Heights.

The town's main shopping centres are adjacent in Castle Square and Festival Place. The Malls shopping centre with retailers including Primark, Wilkinson and Sainsbury's supermarket is next door. Within the Crown Heights scheme itself there is a 30,000 sq ft NHS doctors surgery with pharmacy with over 900 appointments per day.

A footbridge links Crown Heights with the town's shopping centre, Festival Place, including the main leisure circuit. The bridge links directly into the Festival Place car park (providing 2,800 car spaces).

There are 288 apartments above this mixed use scheme with an additional 354 apartments in the adjacent Berkeley Homes Skyline Plaza development.

## Terms

The remainder of a 15-year full repairing and ensuring lease signed in 2015.

## 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.



## Viewing & Further Information

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