



Unit 2A Chineham Point

Crockford Lane, Basingstoke, RG24 8NA

Low Cost Office Premises
located at the entrance to
Chineham Business Park.

2,700 sq ft
(250.84 sq m)

- self-contained first floor offices
- 7 car parking spaces
- Kitchenette
- Air conditioning
- Carpets
- LED Lighting
- Low rent

Summary

Available Size	2,700 sq ft
Rent	£26,500 per annum
Rates Payable	£19,710.50 per annum
Rateable Value	£39,500
Service Charge	£1,845 per annum
EPC Rating	B (47)

Description

The available accommodation comprises the 1st floor which is accessed from a shared entrance hall. It is currently set out mostly in open plan but with the benefit of some private offices and its own kitchenette.

Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 180,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Chineham Point is located on Crockford Lane on the approach to Chineham Business Park. The property is approximately 2 miles north east of Basingstoke town centre and has easy access off the A33 Reading road. The M3 motorway junction 6 and the M4 junction 11 are 2 miles and 12 miles distance respectively.

Accommodation

The accommodation comprises the following areas:

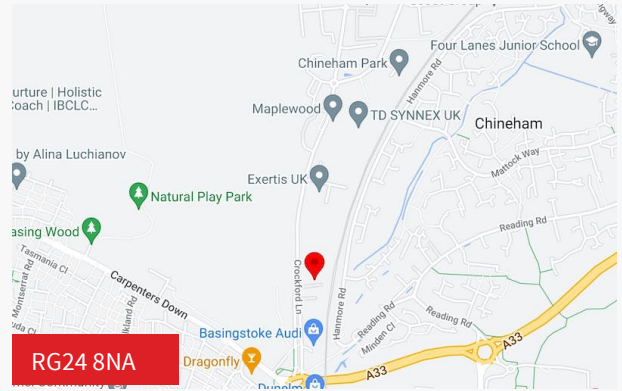
Name	sq ft	sq m	Availability
1st - Offices	2,700	250.84	Available
Total	2,700	250.84	

Viewings

Strictly by appointment through the joint sole agents.

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

Tom Clancy
01256 462222 | 07720 091337
tclancy@curchodandco.com

Russell Ware (Baker Davidson Thomas)
07747 846422
russell.ware@bdt.uk.com

Mr Brian Pickett (Baker Davidson Thomas)
01256 840777 | 0778 0994420
brian.pickett@bdt.uk.com

More properties @ londonclancy.com

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that: a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract. b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items. d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Generated on 14/02/2024