

**Office**  
TO LET

  
**CURCHOD&CO**  
INCORPORATING LONDON CLANCY

**FLEXIBLE LEASE & LICENCE AGREEMENTS**



## First Floor, Access House

27-29 Church Street, Basingstoke, RG21 7QQ

## First Floor Town Centre Office Suite

1,228 sq ft

(114.08 sq m)

- Flexible Lease & Licence agreements considered
- 1 allocated car space
- Prominent building with strong branding/signage potential.
- Modernised shared lobby area.
- Passenger Lift.
- Bike rack storage provision.
- Exceptional natural light with double glazed windows across the front and rear elevations, incorporating feature bay windows.
- Gas fired central heating
- Door entry system

## Summary

Available Size	1,228 sq ft
Rent	£19,000.00 per annum
Rates Payable	£7,859.25 per annum
Rateable Value	£15,750
EPC Rating	C (67)

## Description

The available space forms the whole of the 1st 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 partitioned to form an office, a meeting room, a kitchen and a tea tasting room based on outgoing tenant requirements. This can of course be changed (fully or in part) subject to the requirements of the incoming tenant. WC's are in the communal space of the building.

## 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

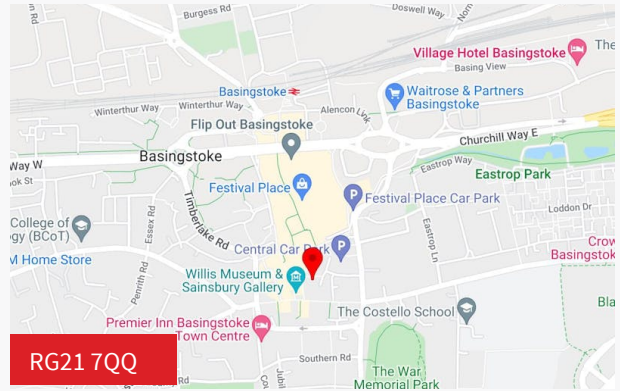
	sq ft	sq m
1st - Floor	1,228	114.08
<b>Total</b>	<b>1,228</b>	<b>114.08</b>

## 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 approx. £2.90 per sq ft. Electricity is shared/separately metered.

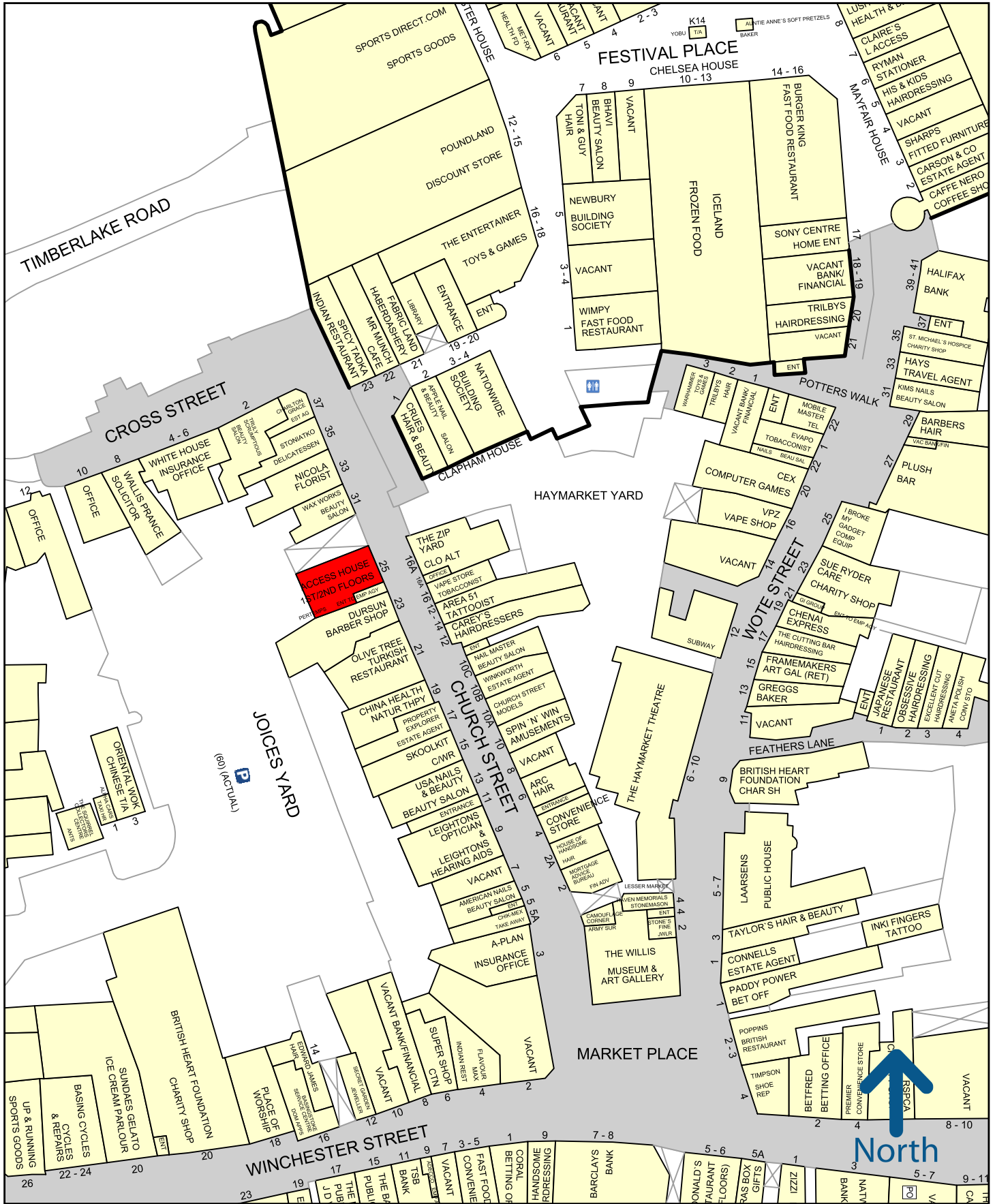


## Viewing & Further Information

Tom Clancy  
01256 462222 | 07720 091337  
tclancy@curchodandco.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 15/05/2024



Experian Goad Plan Created: 17/01/2020  
Created By: London Clancy

