

MODERN SERVICED OFFICES

213 sq ft (19.79 sq m) to
2,308 sq ft (214.4 sq m) approx

**Ground Floor, The Manor House,
Chineham Court,
Basingstoke, Hants, RG24 8AG**



- **Lovely parkland setting**
- **Excellent location close to Chineham Shopping Centre and the A33 Reading to Basingstoke Road**
- **Located within the ground floor of The Manor House, a Grade II listed building and a fine example of Edwin Lutyens' architecture**
- **Fully serviced licence 6 months rolling break.**
- **6 individual suites. Can be let under licence, as a whole or individually.**
- **Excellent parking.**



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Basingstoke

The Courtyard
15 Winchester Road
Basingstoke RG21 8UE
Tel: +44 (0)1256 462222

Camberley

6 Minster Court
Tuscum Way
Camberley GU15 3YY
Tel: +44 (0)1276 682055

Southampton

81 London Road
Southampton SO15 2AA
Tel: +44 (0)2380 330442

Winchester

Southgate Chambers
37/39 Southgate Street
SO23 9EH
Tel: +44 (0)1962 607080

info@londonclancy.co.uk

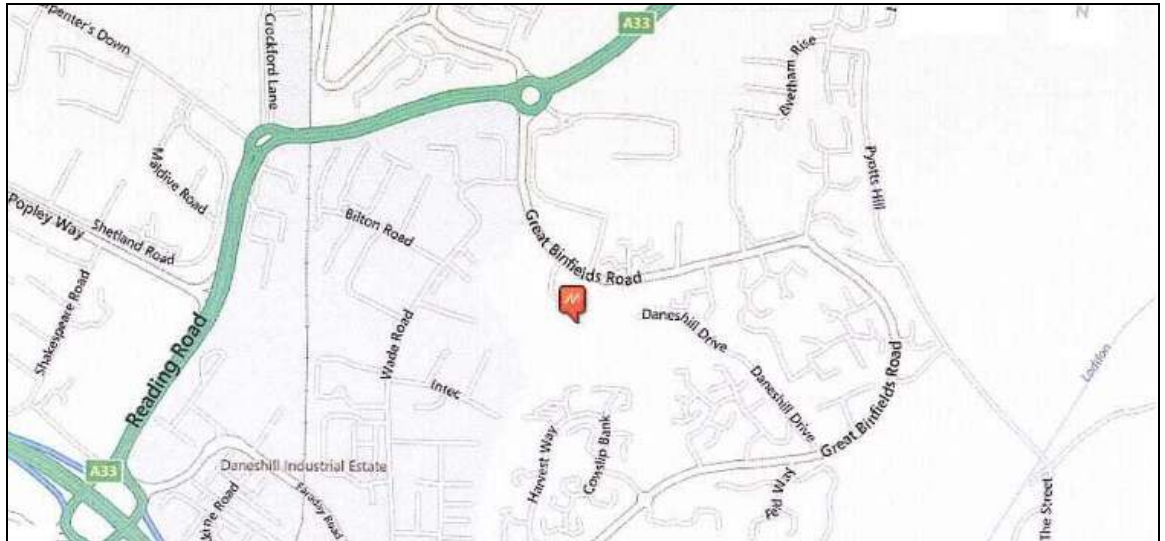
**Commercial Property
Consultants**

Chartered Surveyors

Ground Floor, The Manor House, Chineham Court, Basingstoke, Hants

LOCATION

The Manor House, located within Chineham Court is situated approximately 2 miles to the northeast of Basingstoke town centre, within 200 yards of Chineham Shopping Centre. Access to the M3, Junction 6 is within 2 miles and Junction 11 of the M4 via the A33 can be reached in about 20 minutes.



ACCOMMODATION

Office 1	-	683 sq ft
Office 2	-	213 sq ft
Office 3	-	482 sq ft
Office 4	-	386 sq ft
Office 5	-	319 sq ft
Office 6	-	<u>225 sq ft</u>
Total	-	2,308 sq ft

LICENCE FEE

On application, payable quarterly in advance plus VAT. Rolling licence agreement for six months includes reception services, telephone answering, furniture, cleaning, business rates, utilities, car parking, telephone lines/handsets and beverage charge. It excludes broadband - to be negotiated separately.

Available individually or as a whole.

FACILITIES

Full use of café, gym and meeting rooms available within Grove House.

VIEWING

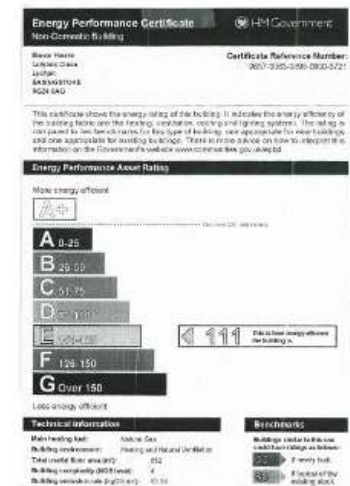
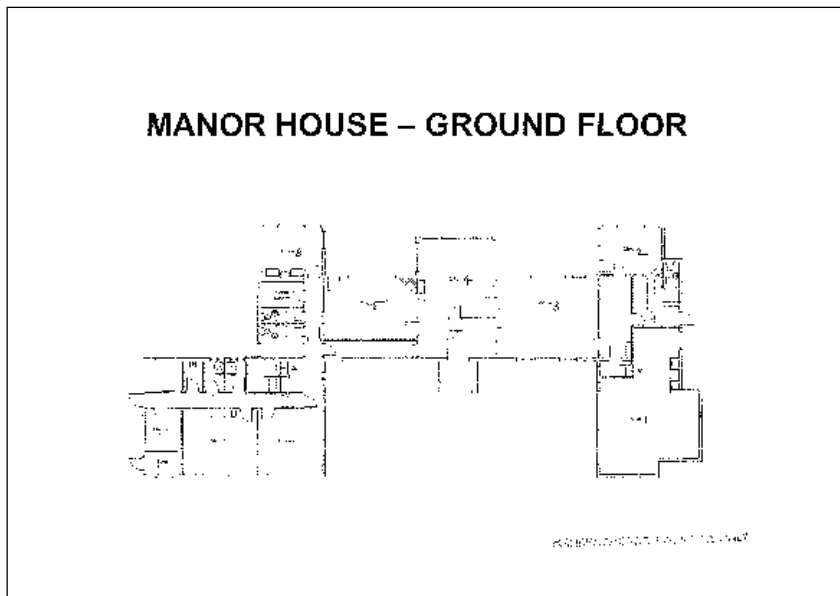
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