



Unit 1 Faraday Office Park

Rankine Road, Basingstoke, RG24 8QB

Detached, Modern Business Park Office Building

8,758 sq ft
(813.64 sq m)

- Modern office building
- High specification
- Rare opportunity
- Modern fit-out
- 39 car spaces
- 6 EV charging stations
- Kone passenger lift
- VRF air-conditioning throughout
- Well apportioned layout

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Summary

Available Size	8,758 sq ft
Price	£1,550,000
Rateable Value	£123,000
Service Charge	£14,250.80 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (44)

Description

Unit 1 Faraday Office Park is one of seven individual self-contained buildings which form Faraday Office Park. The fully landscaped courtyard environment offers a degree of visual prominence to 3 road frontages with Unit 1 benefitting from a higher degree of profile being closest to the main Reading Road roundabout. The estate lies almost equidistant (approximately 1.5 miles) from the town centre and the Chineham shopping centre.

This striking detached office building comprises ground, 1st and 2nd floors, and has been fitted out to a high specification by the current owners. Each of the three floors benefit from open plan office areas together with private offices and larger meeting rooms, together with a large Board Room on the 1st floor. There is an extensive break-out facility on the ground floor. 1st and 2nd floors also benefit from kitchen facilities. Male and female WC's are provided within the central core on the ground, 1st and 2nd floors. There is also a DDA compliant WC/shower in the ground floor lobby. The building also benefits from a generous reception area and a good parking ratio with 39 car spaces, within a landscaped environment.

Location

Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of 185,000, is a major centre of commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

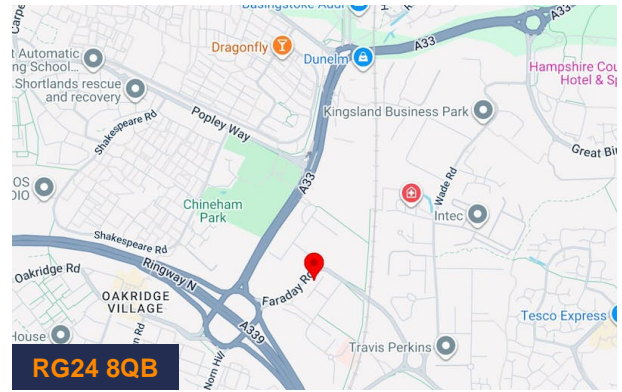
Accommodation

The accommodation comprises the following areas:

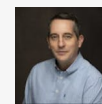
Name	sq ft	sq m	Availability
Ground - Reception	214	19.88	Available
Ground	2,772	257.53	Available
1st	2,850	264.77	Available
2nd	2,922	271.46	Available
Total	8,758	813.64	

Amenities

- . VRF air-conditioning
- . 10 person Kone passenger lift
- . Suspended ceilings including LED lighting
- . High quality fit-out

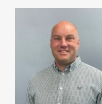


Viewing & Further Information



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- . Furniture can be included as part of the sale
- . Suspended floors including floor boxes
- . Male & Female WC's on ground, 1st & 2nd floors
- . DDA compliant WC/shower facility
- . Fit-out includes a mixture of open plan and partitioned offices
- . Large Board room including AV capabilities

Terms

The premises are on a long leasehold basis of a lease granted for a term of 99 years from 27th September 2002. The lease also provides for a 51 year extension expiring September 2152 [127 years unexpired]. A ground rent of 10% is payable to the landlord currently £13,600 pa, which is reviewed 5 yearly [next review September 2027].

Viewings

Strictly by appointment via the sole agents.

