



**Town Centre Office Building  
With Grade II Listed Status**

**Approx. 3,600 sq.ft. (334 sq.m)**



**EASTLANDS II, LONDON ROAD,  
BASINGSTOKE, RG21 4AW**

- Detached, self-contained building
- Visibility from London Road
- Walking distance to/from the Railway Station, Bus Station, Shopping & Other Amenities
- Comprising 12 individual rooms, plus basement
- Central heating system
- LED lighting to be installed
- Redecoration to be undertaken
- On site parking for 14 cars (a ratio 1:257 sq.ft)

## ***Eastlands II, London Road, Basingstoke, RG21 4AW***

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### **LOCATION:**

Eastlands II is positioned close to the junction between London Road and New Road, with the Council offices, the Registry Office and Law Courts all within immediate proximity. Access to the allocated parking is from London Road. The town centre is positioned just to the west, with all shops, services and amenities within walking distance. The Memorial Park is also within a short walk. To view the approximate property location online, go to [www.multimap.com](http://www.multimap.com) and type in post code RG21 4AW.

Junction 6 of the M3 motorway is within 1½ miles drive and the railway station is a 5-10 minute walk. Basingstoke thrives on its excellent communication links, being strategically placed in North Hampshire and along the central M3 corridor.

### **DESCRIPTION:**

The property is likely to be one of the older buildings in Basingstoke Town Centre, comprising an attractive Georgian building which a featured entrance point, sash windows and a pitched slate roof. Individual rooms are arranged over ground and first floors, with some ancillary space in the basement area. There may be prospects to integrate certain offices together in order to form some larger open plan sections.

A kitchen and two toilet areas are provided. The parking availability is adjacent. The Landlord is committed to a redecoration exercise.

### **ACCOMMODATION:**

	<b>Sq.M</b>	<b>Sq.Ft</b>
Basement	58	620
Ground	138	1,480
1 <sup>st</sup> Floor	140	1,500
<b>TOTAL NET AREA (APPROX):</b>	<b>336</b>	<b>3,600</b>

### **LEASE TERM:**

New lease terms are available by negotiation, with our clients seeking a rental figure of **£45,000 per annum (£12.50 per sq ft)**.

### **RATES:**

Business rates will have to be reassessed for single occupancy. Further guidance might be possible by way of contacting the Council's rating team on: 01256 844844.

### **ENERGY RATING:**

The present EPC rating is E-109, likely to improve following the redecoration proposals.

### **VIEWINGS:**

Strictly by appointment with the sole agents:



Email: [brian.pickett@bdt.uk.com](mailto:brian.pickett@bdt.uk.com)  
[richard.thomas@bdt.uk.com](mailto:richard.thomas@bdt.uk.com)

Our ref: RT/dal/Eastlands II,LondonRd(22.11.2022)

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