

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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# UPGRADED OFFICE SUITES

## On a landscaped business park

**543 – 2,288 sq ft [50 - 213 sq m]**



**Intec 2,**  
Wade Road  
Basingstoke  
Hants  
RG24 8NE

## LOCATION

Basingstoke is a major centre for commerce and industry with a Borough population of approximately 150,000. The town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 motorway. There are also frequent rail services to London Waterloo, timetabled at 45 minutes.

Intec Business Park is located approximately 2 miles north of Junction 6 of the M3 Motorway. Chineham District Shopping Centre, boasting a number of major retailers is within walking distance of the development.

Regular bus services operate along Wade Road providing a direct link from Intec to Basingstoke bus station, train station and the town centre/Festival Place Shopping Centre.

## DESCRIPTION

Intec is a landscaped campus office/business park with the benefit of 24 hour security controlled access, an on-site manager, a Bistro and a gym.

## AMENITIES

- Comfort cooling in part/heating.
- Category II lighting
- Raised floors (in part)
- Carpets
- 24 hour security
- Car parking
- On site café/restaurant

## FLOOR AREAS

Studio 4&5 (under offer)	998 sq ft	( 93 sq m)
2.22 (under offer)	2,275 sq ft	(211 sq m)
2.8B	1,083 sq ft	(101 sq m)
2.16	2,288 sq ft	(213 sq m)
Studio 2	543 sq ft	( 50 sq m)

## CAR SPACES

Studio 4&5	4
2.22	(under offer)
2.8B	3
2.16	6
Studio 2	2

## LEASE

A new full repairing and insuring lease for a term by arrangement.

## RENT

£9.50 per sq ft per annum exclusive.

## EPC

The property has an Energy Performance Rating of C – 66.

## RATES

	Rateable Value	Rates Payable per sq ft
Studio 4 & 5	Under offer	
2.22	Under offer	
2.8B	£11,500	£5.09
2.16	£22,000	£4.74
Studio 2	£6,500	£5.74

Uniform Business Rate (2017/18) 46.6p/£  
*These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority on 012656 844844.*

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

## VIEWING

Strictly by appointment through the joint the sole agents:

### Russell Ware

London Clancy

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[russellware@londonclancy.co.uk](mailto:russellware@londonclancy.co.uk)

### Brian Pickett or Richard Thomas

BDT

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