

PRIME OUT OF TOWN SHOPPING CENTRE

NEW LEASE - FLEXIBLE TERMS

TOTAL FLOOR AREA 2,150 SQ FT [199.74 SQ M]



UNITS 3 & 4, CHINEHAM SHOPPING CENTRE, BASINGSTOKE, HAMPSHIRE, RG24 8BQ

- ◆ LARGE OUT OF TOWN SHOPPING CENTRE
- ◆ EXCELLENT CUSTOMER CAR PARKING WITH APPROX 886 FREE SPACES
- ◆ ACCOMMODATES MANY MULTIPLE NATIONAL RETAILERS
- ◆ ANCHOR TENANT - TESCO SUPERMARKET (APPROX 70,000 SQ FT - TRADING 24 HOURS)
- ◆ TESCO PETROL FILLING STATION ON-SITE
- ◆ EXCELLENT DOUBLE FRONTAGE OF 41' [12.5M]



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Basingstoke

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

Camberley

6 Minster Court
Tuscam 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

Units 3 & 4, Chineham Shopping Centre, Basingstoke, Hampshire, RG24 8BQ

- LOCATION** Chineham Shopping Centre is situated 3 miles to the north east of Basingstoke Town Centre adjacent to the A33 trunk route which links the town to Reading.
- The centre provides 164,000 sq ft of prime retail accommodation and benefits from approximately 886 free customer parking spaces. The scheme accommodates many multiple national retailers including Tesco, Boots, New Look, Matalan, Next, Superdrug, Iceland Frozen Foods and Blockbuster, to name but a few.
- ACCOMMODATION** The premises enjoy a prominent position adjacent to Tesco supermarket and directly opposite the West Car Park.
- | | | |
|----------------------|-------------|---------------|
| Internal width - | 41 ft | [12.5m] |
| Maximum shop depth - | 62 ft | [18.80m] |
| Total floor area - | 2,150 sq ft | [199.74 sq m] |
- Rear service yard.
Measured in accordance with the Royal Institute of Chartered Surveyors Code Of Measuring Practice (6th Edition).
- LEASE** New lease is available for a flexible term by arrangement.
- RENT** Rent upon application.
- SERVICE CHARGE** In addition to the rent a service charge is also payable, details upon application.
- RATES (2012/2013)** We are verbally informed that the premises are assessed as follows:-
Rateable Value £38,250
Rates Payable £17,518.50
We would recommend that interested parties make their own enquiries with Basingstoke & Deane Borough Council, tel: 01256 844844.
- LEGAL COSTS** Each party to bear their own legal and other professional costs incurred in this transaction.
- VIEWING** Strictly by appointment through the joint sole agents, contact:

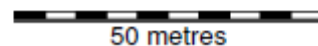
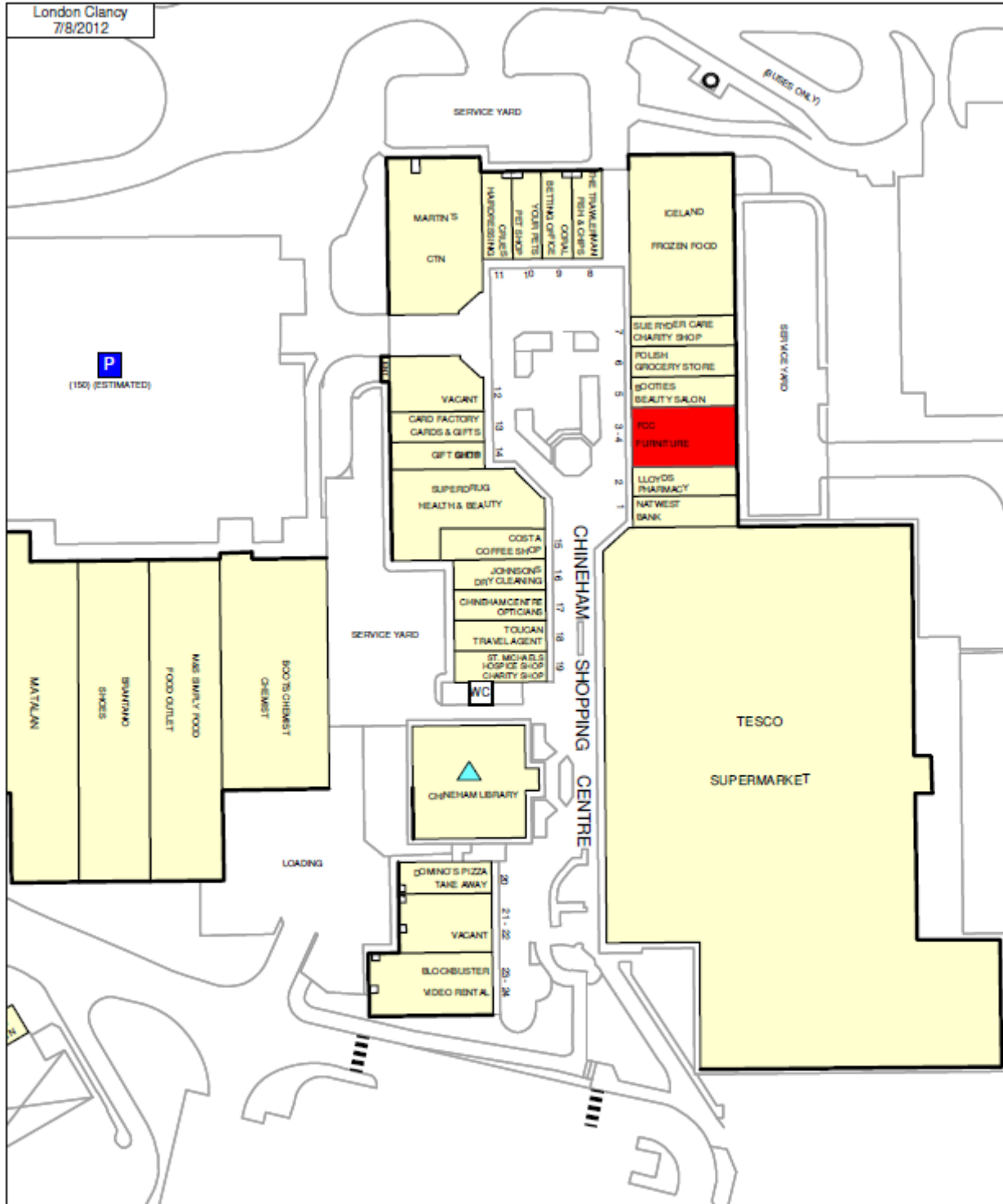
RUSSELL WARE
russellware@londonclancy.co.uk



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B/454/R Aug12

London Clancy
7/8/2012



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Energy Performance Certificate

Non-Domestic Building

 HM Government

Chineham Shopping Centre Limited Partnership
Unit 3-4, Chineham Shopping Centre
Chineham
BASINGSTOKE
RG24 8BQ

Certificate Reference Number:
0860-0338-0660-6424-6006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

79

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 222
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

58 If newly built

89 If typical of the existing stock