

PROMINENT RETAIL UNIT WITH A1 (RETAIL) AND A3 (RESTAURANT) USE WITHIN NEW NEIGHBOURHOOD CENTRE

1,109 sq ft [103.3 sq m]

TO LET



**UNIT 2, LOCAL CENTRE, LIMES PARK, PARK PREWETT ROAD, BASINGSTOKE,
HAMPSHIRE, RG24 9RD**

- 9.6m modern glazed frontage
- Nearby occupiers to include Southern Co-op, Costa Coffee and Hairdressers (awaiting fitout)
- Situated on the brand new Taylor Wimpey's Housing Estate
- On-site customer car parking



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Winchester

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Tel: +44 (0)1962 607080

info@londonclancy.co.uk

**Commercial Property
Consultants**

Chartered Surveyors

LOCATION The property is situated to the north of Basingstoke and a short distance from both the A339 Ringway North and the A340 Aldermaston Road, behind the North Hampshire Hospital. Junction 6 of the M3 motorway is only 3.5 miles drive to the south and Junction 11 of the M4 motorway is approximately 15 miles to the north. Operators within the centre are Southern Co-op, Subway and Costa Coffee.

DESCRIPTION The property comprises a new neighbourhood retail development situated in the Taylor Wimpey's substantial Limes Park Housing Estate. The subject unit is one of four retail units, with free customer car parking in front.

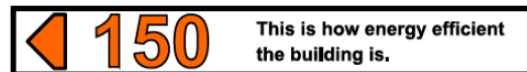
The premises are of a shell condition, and benefit from a fully glazed aluminium framed shop front and rear loading. Capped services (gas, water, electric) are located within the unit. Gas is located outside the premises behind in rear service yard.

FLOOR AREA Total Gross Internal Area 1,109 sq ft [103.03 sq m]

RENT Rent on application.

LEASE The premises are available by way of an assignment (head lease details available upon request) or a new fully repairing and insuring sub-lease for a term to be agreed.

**ENERGY
PERFORMANCE
RATING**



LEGAL COSTS Each party to bear their own legal costs involved in this transaction.

VIEWING Strictly by appointment through the sole agents, contact:

**RUSSELL WARE
LONDON CLANCY
01256 462222
russellware@londonclancy.co.uk**

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

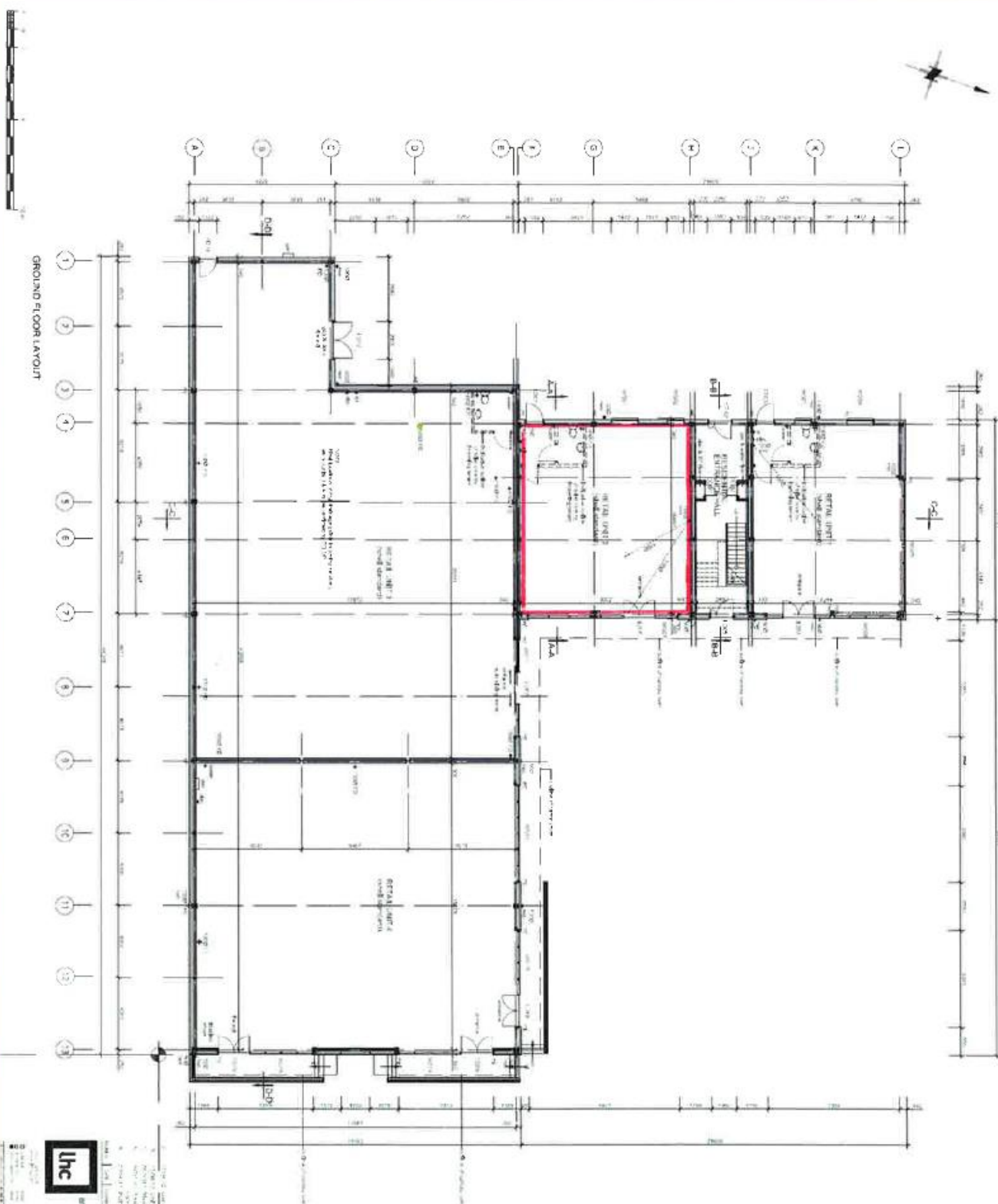
b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.

d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction



lhc

collaboration

1. **Experiment:** A study of the $\pi^0 \rightarrow \gamma \gamma$ decay in the $\pi^+ p$ reaction at $\sqrt{s} = 1.96$ TeV using the ATLAS detector.

2. **Goal:** Measure the π^0 production cross-section and the π^0 branching ratio.

3. **Method:** The π^0 is reconstructed from two photons using the ATLAS calorimeter. The π^0 production cross-section is measured by counting the number of π^0 events and dividing by the integrated luminosity.

4. **Results:** The π^0 production cross-section is measured to be 1.1 ± 0.1 nb. The π^0 branching ratio is measured to be 0.99 ± 0.01 .

5. **Conclusion:** The π^0 production cross-section and the π^0 branching ratio are measured with high precision.

6. **Future Work:** The π^0 production cross-section and the π^0 branching ratio will be measured with even higher precision in the future.

7. **References:** [1] ATLAS Collaboration, *Measurement of the π^0 production cross-section and the π^0 branching ratio in the $\pi^+ p$ reaction at $\sqrt{s} = 1.96$ TeV*, *Phys. Lett. B* **628** (2006) 331-344.

8. **Keywords:** π^0 production, π^0 branching ratio, ATLAS, LHC.

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