

SERVICE CHARGE

The landlord at Intec provides the following communal services for which a service charge is levied:

- Common parts fire precaution measures
- Common parts Health & Safety measures
- Common parts and external electricity costs
- Gas consumption (central heating and water supplies)
- Air conditioning maintenance and repairs
- Cleaning to internal common areas and external parts
- Upkeep of plant displays
- General common area and external maintenance
- Service Centre management costs
- Water rates
- Refuse disposal
- Pest control
- Gardening/landscaping
- Drainage maintenance
- External lighting
- Car park and road maintenance
- Management Fee
- Security guarding costs and equipment (itself reflecting approx £1.00 psf per annum over the entire estate)

The cost of these services is running at slightly over £5.00 per sq ft per annum for Building 2, and £4.00 per sq ft per annum in Building 4. Occupiers will be responsible for their own cleaning of the demised areas, whilst electricity costs are invoiced separately on a monthly basis from check meter readings.

RATES

Separate Rateable Values apply to the individual units, but in essence rates payable vary between £4.50 and £5.25 per sq ft per annum. Specific figures for individual units are available upon application.

TERMS

New lease terms are available for periods by negotiation. Rents are provided within the attached Availability Schedule. Incentives are generally available but will vary from unit to unit.

LEGAL COSTS & VIEWINGS

Each party will bear their own legal costs in any transaction. Viewings by appointment with the joint sole agents:



e-mail: ajn@hollishockley.co.uk



e-mail: richard.thomas@bdt.uk.com

Ref:RT/LP/INTEC(09.09.09)

Camberley Office:
Quatro House, Lyon Way
Frimley, CAMBERLEY, GU16 7ER
Tel: 01276 804804
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Misrepresentation Clause:
The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.



PARTICULARS

Sales & Lettings
Acquisitions
Rent Reviews
Lease Renewals
Rating Appeals
Valuations
Development
Investment
Management

PRELIMINARY PARTICULARS (whilst marketing brochure remains in production)

**INTEC BUSINESS PARK
WADE ROAD, BASINGSTOKE, RG24 8NE**

**OFFERING A RANGE OF OFFICES FROM
297 SQ FT UP TO 10,296 SQ FT**

**ON FLEXIBLE LEASE TERMS AND
AT COMPETITIVE RENTS**



Intec is an established business campus and science park within a mature landscaped environment of 13 acres. A programme of refurbishment and upgrade works to parts of the estate (principally Building 2) is to commence shortly.



7 Faraday Office Park, Faraday Road, Basingstoke,
Hampshire RG24 8QQ Fax: 01256 840900
Offices also in Camberley

LOCATION

Intec is situated on the north eastern outskirts of Basingstoke, with visibility and access from Wade Road which serves the Kingsland Business Park. The M3 motorway (junction 6) is less than 2 miles away, and the A33 Basingstoke to Reading trunk road is approx. ½ mile.

The Festival Place shopping centre, other central amenities and the railway/bus stations are also within a 2 mile drive. The out of town Chineham District Shopping Centre and an adjoining hotel and sports complex is within walking distance of the scheme, at one end of Wade Road. Retailers here include Tesco, Boots, Next and Matalan.

Basingstoke is the principal commercial centre for north Hampshire, strategically positioned on the M3 motorway, and served by junctions 6 and 7. Internal road communication routes are excellent as a consequence of the efficient ringway system.

From Basingstoke mainline railway station there are fast and regular services to London, Southampton and other parts of South West and South East England. The fastest journey time to Waterloo from Basingstoke is approx 45-48 minutes.

Bus services run to and from the Wade Road bus stop (outside Intec) and the bus station every 10 to 20 minutes. The journey time is tabled as 6 minutes.

INTEC’S AMENITIES AND FEATURES

- Ease of motorway access (less than 2 miles).
- A short drive time from Basingstoke town centre and railway station
- Chineham District Shopping Centre and adjoining hotel/sports complex within walking distance
- Nearby and frequent bus services
- A well managed estate with the unusual benefit of 24 hour security cover
- Service Centre support-line for tenants
- Other on site amenities to include an existing gymnasium and plans for a new cafeteria/ sandwich bar
- Attractive working environment
- On site parking
- Internal office specifications to include suspended ceilings, health and safety compliant lighting, air conditioning or cooling, and raised floors.
- A complete range of office buildings and suites from small studio units for start up companies, to medium and larger sized accommodation - see attached schedule.
- Flexible leasing policy
- Ample scope for trading up into larger premises without double overhead commitments
- Quoting rents reflecting excellent value for money
- Ongoing proposals for the refurbishment of communal areas to the front section of Building 2, particularly the central walk way and entrance atrium, and the provision of individual unit signage and new access doors

