

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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FULLY REFURBISHED

MODERN OUT-OF-TOWN “COURTYARD”

OFFICE BUILDING

FOR SALE FREEHOLD or TO LET

2,619 sq ft (243 sq m) NIA



Unit 11 Prisma Park
Berrington Way
Wade Road
Basingstoke
RG24 8GT



LOCATION

Basingstoke is strategically located in the heart of Southern England. It lies some 45 miles south west of London, linked by the M3 motorway at junctions 6 & 7 and also served by a frequent rail service to and from Waterloo. The lower section of the M3 motorway ultimately provides a link to the South Coast ports. Basingstoke is a vibrant town with a strong economy, already home to a number of large international employers and support companies. In particular, it is highly ranked by the National Institute of Economic & Social Research, as being a popular destination for IOT and digital companies.

Prisma Park, in Berrington Way, is situated just off Wade Road and has easy access to Junction 6 of the M3 Motorway via the eastern side of the ringway system. It is also well placed to benefit from the local shopping facilities at Chineham Shopping Centre. A café/sandwich bar is located on the nearby Intec Business Park on the opposite side of Wade Road.

DESCRIPTION

Unit 11 comprises a modern self-contained two storey office building set within a courtyard of similar buildings. The Landlords have invested significant Cap-Ex on a and full refurbishment 'top to bottom'. The ground floor is entirely open plan benefitting from substantial windows front and rear allowing good natural light, male and female wc's and a newly installed kitchenette alongside.

The first floor is accessed via the ground floor entrance lobby and is arranged as an open plan area and 2 meeting rooms/private offices incorporating quality full glass doors and partitioning. There are male and female wc's and a separate kitchen. There is a 'funky' mezzanine platform office which is exposed on one side overlooking the floor incorporating glass and galvanised steel railings which is ideal for can be used for additional office space, staff break-out area or informal meeting area.

AMENITIES

- Rare freehold opportunity.
- Well managed business park environment.
- Easy reach of Junction 6 of the M3 and A33 (Reading Road to M4 (J11)).
- Adjacent to Kingsland Business Park.
- Refurbished 'top to bottom'.
- Fully redecorated with modern 'off-white' finishes.
- New LED lighting and carpets
- Newly installed kitchens at ground and first.
- New lease terms.
- Fast fibre broadband available onsite.
- 9 allocated onsite car parking spaces.
- Air conditioning and gas fired central heating.

- 'Funky' modern exposed mezzanine platform with vaulted roof lights.
- Low running costs.
- Turn-key option



ACCOMMODATION - NET INTERNAL FLOOR AREAS:-

Ground Floor	1,055 sq ft	98.01 sq m
1 st Floor	1,067 sq ft	99.12 sq m
2 nd Floor	497 sq ft	46.17 sq m
Total	2,619 sq ft	243.3 sq m

EPC

The premises have an Energy Performance Rating of D – 84.

LEASE TERMS

A new Fully Repairing & Insuring lease is available on the entire property, to be contracted outside of the Security of Tenure & Compensation provisions of the Landlord & Tenant Act 1954 (part II) as amended.

PRICE/RENT

£385,000 for the freehold with vacant possession.
£33,000 per annum exclusive (£12.60 per sq ft).

BUSINESS RATES

Business rates may require reassessment. At present the ground floor is assessed separately from the remainder of the space. The respective rateable values are £11,750 and £12,500. Occupiers could potentially benefit from small business rates relief but further enquiries are recommended via the Council's Rating Department on 01256 844844.

VIEWINGS

Strictly by appointment through the joint sole agents.

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Ground floor view (back towards front)



Ground floor view (front towards back)



First floor and mezzanine view



Exposed mezzanine view



External



View of terrace

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