



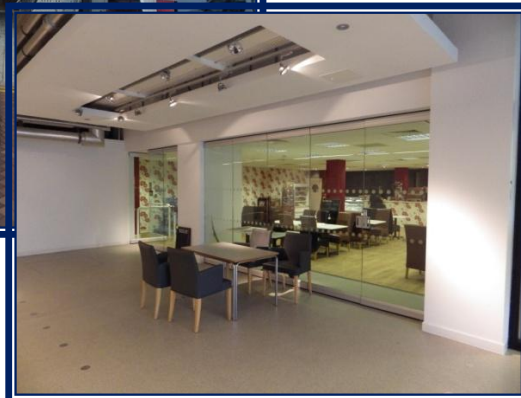
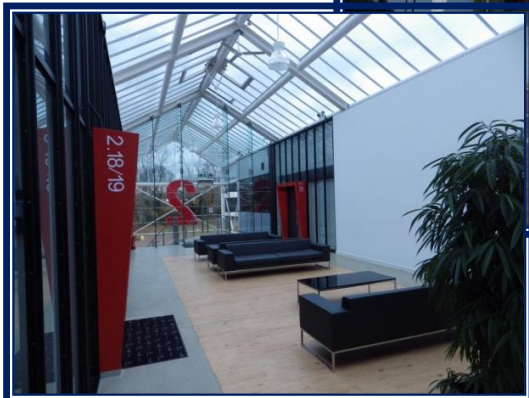
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INCORPORATING
WOODFORD & CO

TO LET

UPGRADED OFFICE SUITES

On a landscaped business park

543 sq ft - 2,275 sq ft (50 sq m - 211 sq m)



INTEC 2, WADE ROAD BASINGSTOKE, HANTS, RG24 8NE

- Comfort cooling/heating
- Category II lighting
- Raised floors (in part)
- Carpets
- 24 hour security
- Car parking
- Campus fitness centre/squash club facility
- On site café/restaurant
- www.intecbusinesspark.com

Intec 2, Wade Road, Basingstoke, Hampshire, 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 is also a frequent rail service 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 gymnasium.

AREAS:

The available accommodation is as follows:

Unit	Area	Parking	Rates payable per sq ft/rateable value (guide)
Studio 2	543 sq ft (50 sq m)	2	£5.75 / £ 6,500**
Studio 4 & 5	998 sq ft (93 sq m)	4	£5.29 / £11,000
2.20	2,264 sq ft (210 sq m)	Under Offer	
2.22	2,275 sq ft (211 sq m)	6	£4.99 / £23,500
2.8B	1,083 sq ft (101 sq m)	3	£5.09 / £11,500
2.16	2,288 sq ft (213 sq m)	6	£4.74 / £22,000

LEASE:

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

RENT:

£9.50 per sq ft per annum exclusive.

RATES:

**There may be the benefit of rate relief in this case. Please make enquiries of the Local Authority Rates Dept. 01256 844844.

ENERGY RATING:

We have been informed that the property has an EPC rating of C (66).

LEGAL COSTS:

Each party is to be responsible for their own legal costs in connection with the transaction.

VIEWING:

By arrangement with the sole agent.



Email: brian.picket@bdt.uk.com or richard.thomas@bdt.uk.com

Ref: BRP/smd/15/Intec2/170117

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7 Faraday Office Park, Faraday Road, Basingstoke, Hampshire RG24 8QQ

Misrepresentation Act 1967: The particulars contained in these particulars are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.
Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessor must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.