

NORTON HOUSE

STEWART ROAD, BASINGSTOKE RG24 8NF



Kingsland

3,330 – 6,935 ft²
(299 – 634 m²)

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Refurbished
Self-Contained Offices



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.

Norton House is situated prominently at the junction of Stewart Road and Wade Road. It is easily accessible from the Ring Road and therefore the M3 motorway at Junction 6. There is also good access via the A33 to Reading and the M4 at Junction 11. Chineham District shopping centre is within 5 minutes' walk from the property providing local amenities.

PROPERTY

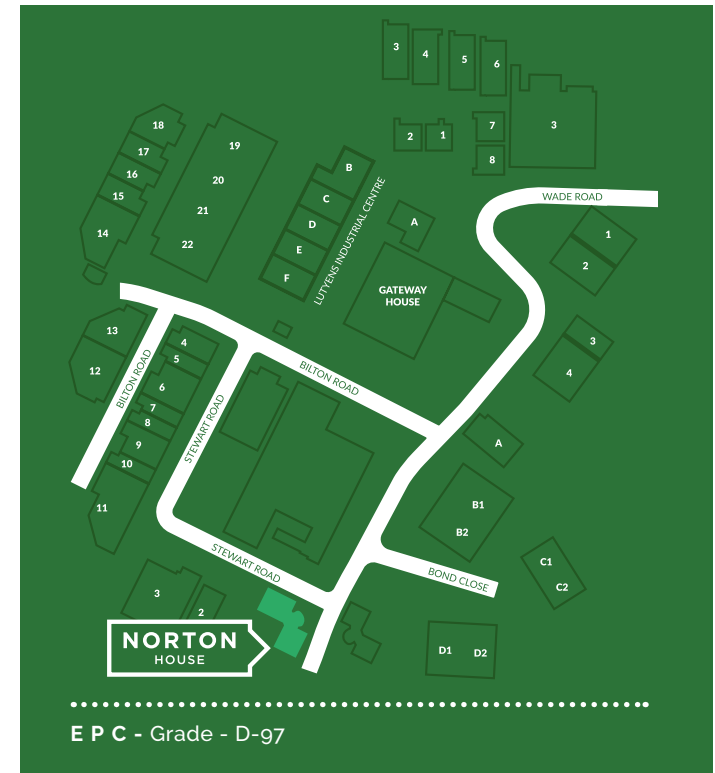
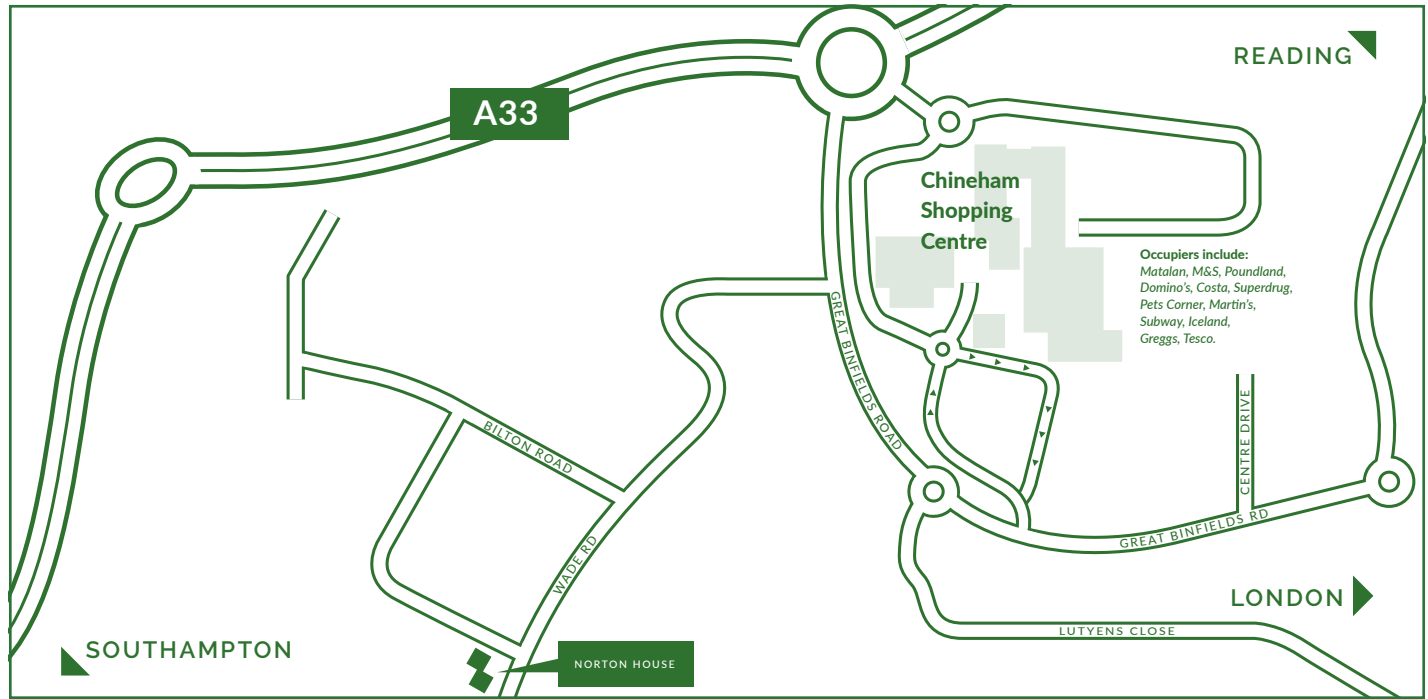
Norton House is a concrete frame, brick built faced office property arranged over two storeys under a pitched roof. The property is located on a high profile site fronting Wade Road, within Kingsland Business Park. The available refurbished office space is situated on the ground and first floors and offers two self-contained suites with natural light from all four elevations.

TERMS

A new Full Repairing and Insuring Lease (FR&I) is available on each suite for a term to be agreed. The quoting rent is available on application.

SPECIFICATION

- ▶ Raised floors
- ▶ Double height reception
- ▶ Lift
- ▶ Carpets
- ▶ Suspended ceilings
- ▶ Central heating
- ▶ Ground Floor North – 16 car spaces
- ▶ First Floor South – 13 car spaces



E P C - Grade - D-97



GROUND FLOOR NORTH OFFICE

GROUND FLOOR NORTH 3,605 ft² 335 m²



16 CAR SPACES

- › Double loading doors with level access + fitted kitchen



GROUND FLOOR SOUTH OFFICE

GROUND FLOOR SOUTH 2,879 ft² 268 m²



14 CAR SPACES

- › Secondary loading door access
- › To be refurbished



Kingsland

FIRST FLOOR OFFICE

FIRST FLOOR SOUTH 3,330 ft² 299 m²



13 CAR SPACES

- › Fitted kitchen + Fully refurbished

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through London Clancy and Hollis Hockley, October 2019.



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