



# CENTRAL 40

OFFICES TO LET

7,030 SQ FT





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CENTRAL 40

# For smarter business

Central 40 is a three storey flagship office building in the heart of Chineham Park, Basingstoke's premier business location. The building has been designed to have excellent environmental credentials and is certified BREEAM 'Very Good'.

Occupiers of the building are Reflexis Systems, the NHS, Bovis Homes and AN Security.

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CENTRAL 40

# For smarter space

The First Floor North Wing remains available to let.

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## SPECIFICATION:



Impressive double  
height reception



Environmentally friendly  
displacement air  
conditioning system



Fully accessible  
300mm raised floor



Intelligent Building  
Management System



Rainwater harvesting



LG7 lighting (350 lux)  
with motion detection

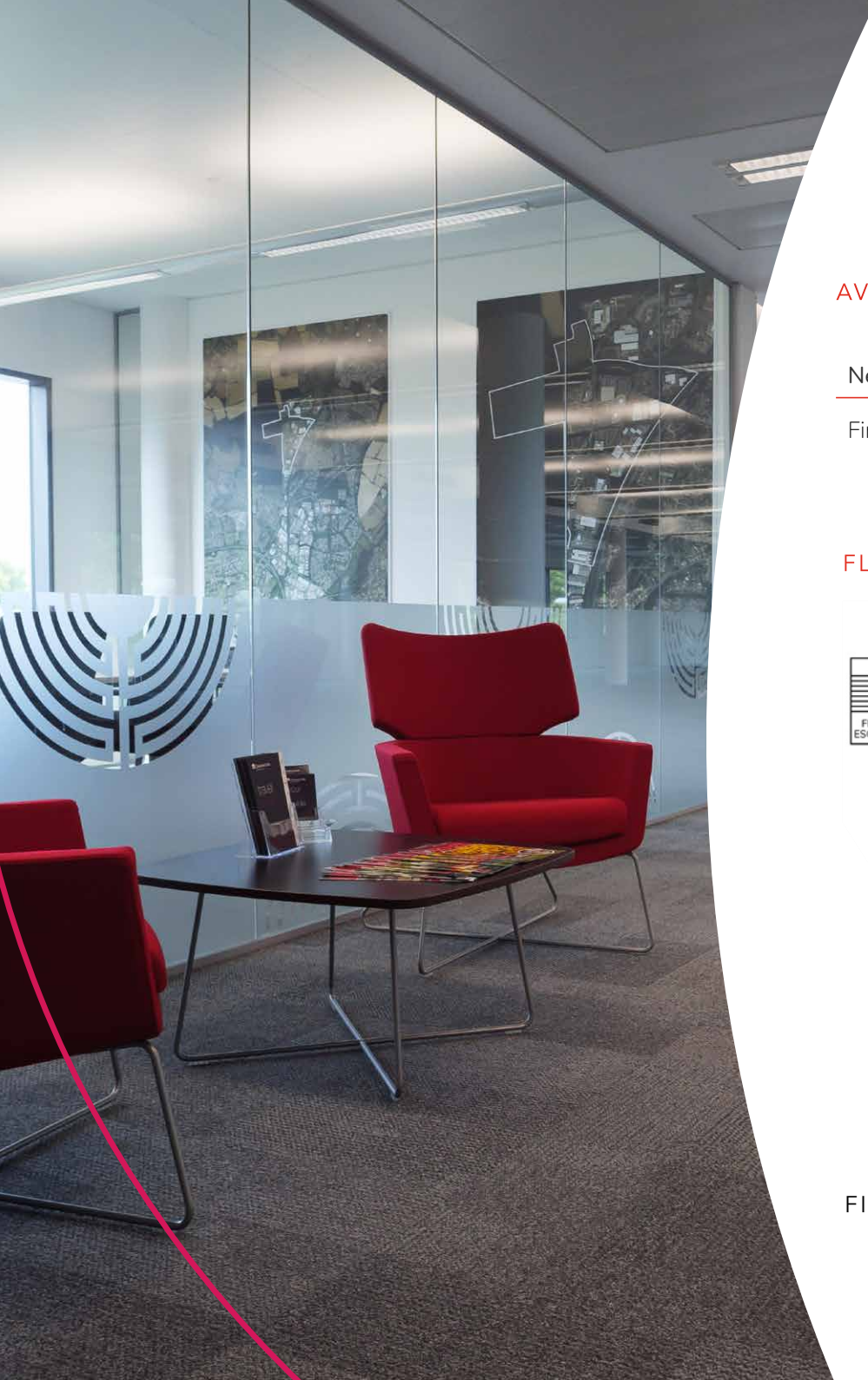


Solar control glass



Access control  
system

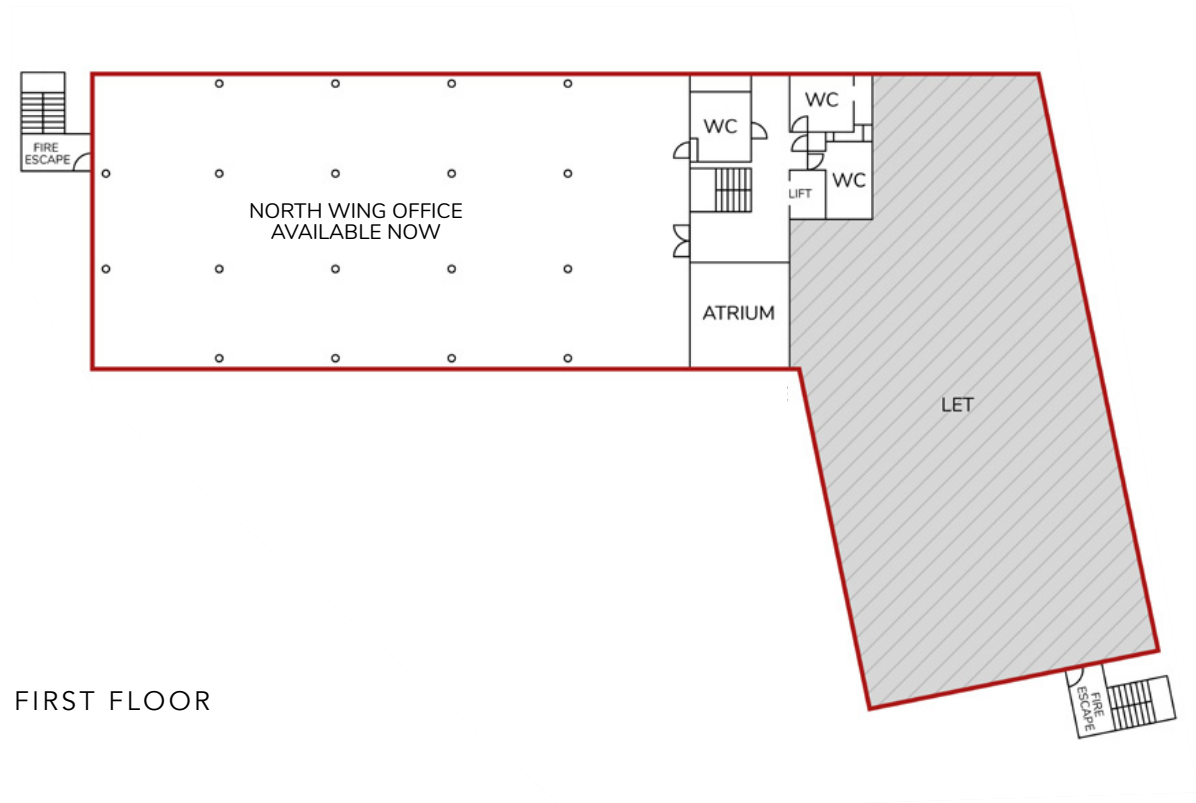




## AVAILABLE SPACE

Net Internal Area	SQ FT	SQ M
First Floor North Wing	7,030	653.1

## FLOORPLAN



FIRST FLOOR



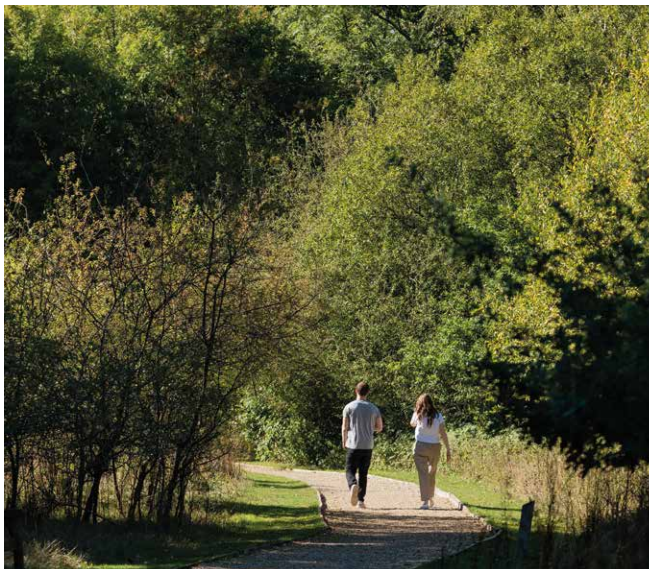
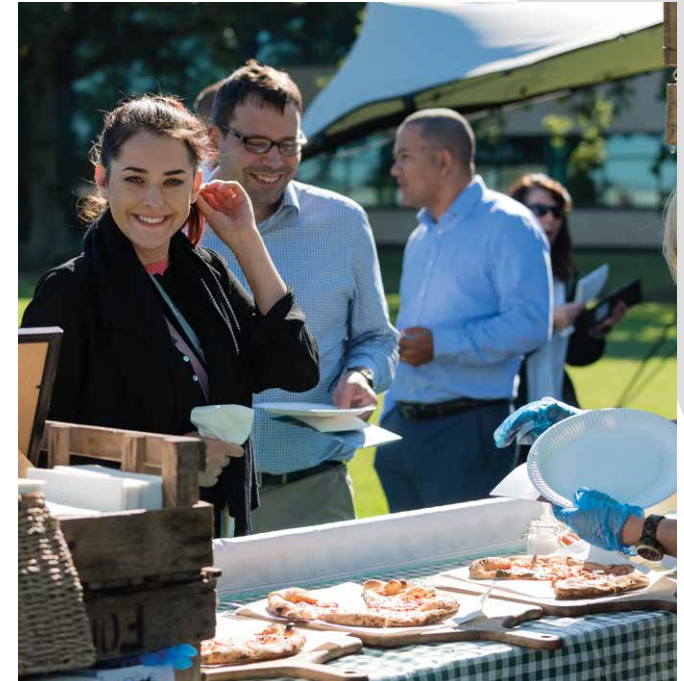
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CHINEHAM PARK

# For smarter balance

We create a vibrant community through continuous customer engagement and diverse amenity offer. Drawing upon the natural setting to enable a relaxing and enjoyable environment, Chineham Park provides fantastic places to relax and refresh.

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## We've created open spaces to give your wellbeing a boost

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The park organises a range of events and weekly classes throughout the year that helps create a friendly community.

Some of our on site amenities include: a Fitness First Gym, Restaurant, Children's nursery, a Hair & Beauty studio as well as running routes.

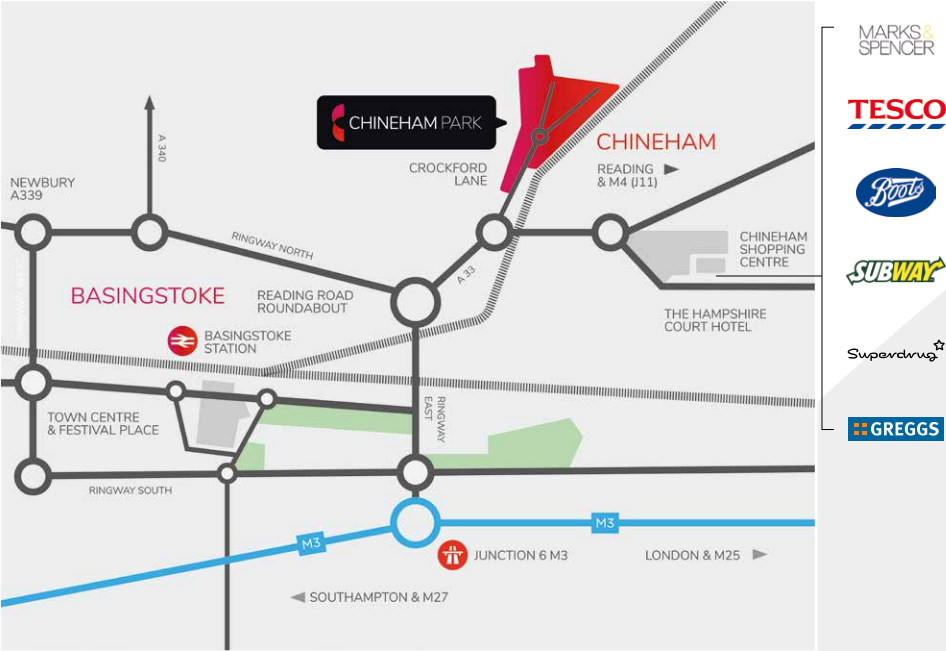


Central 40  
Sat Nav: RG24 8GU

CHINEHAM PARK

# For smarter positioning

Located just minutes from Basingstoke town centre, Chineham Park is easily accessible for commuters with a range of public transport options close by.





## CHINEHAM PARK

# For smarter choices

At Chineham Park, your company will benefit from a secure, well maintained business environment, offering a flexible leasing approach to meet your current and future needs.

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Frasers Property's commitment is to deliver enriching and memorable experiences for our customers and stakeholders across the integrated portfolio and services we provide.

We have businesses in Singapore, Australia, Europe, China and Southeast Asia, and a hospitality footprint spanning over 80 cities.



**FRASERS  
PROPERTY**



**CHINEHAM PARK**

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