

# MODERN OFFICE SUITES ON FLEXIBLE TERMS

## TO LET

RANGE OF ADAPTABLE COMBINATIONS OFFERING:-  
277 SQ FT / 677 SQ FT / 974 SQ FT / 1,928 SQ FT  
(25.7 SQ M / 62.9 SQ M / 90.48 SQ M / 179.1 SQ M)



**Suites 2 & 4, The Clocktower, Chineham Shopping Centre,  
Basingstoke, Hampshire RG24 8BQ**

- **NEW FLEXIBLE LEASE TERMS**
- **CLOSE TO THE PRESTIGIOUS CHINEHAM BUSINESS PARK**
- **GENEROUS STAFF AND VISITOR CAR PARKING WITHIN THE LONG STAY EAST CAR PARK**
- **FLEXIBLE OFFICE SPACE OFFERING A MIXTURE OF OPEN PLAN AND CELLULAR ACCOMMODATION**
- **CLOSE TO MANY LOCAL AMENITIES**

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Fax: +44 (0)1256 840146

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Fax: +44 (0)1276 675125

### **Southampton**

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## The Clocktower, Chineham Shopping Centre, Basingstoke, Hampshire RG24 8BQ

<b>LOCATION</b>	<p><b>The Clocktower</b> is an iconic landmark within the popular Chineham Shopping Centre, which is situated 3 miles to the north east of Basingstoke Town Centre and adjacent to the A33 trunk route which links the town to Reading.</p> <p>The Centre provides 164,000 sq ft of prime retail accommodation and benefits from approximately 886 free customer parking spaces. The scheme accommodates many multiple national retailers including Tesco Superstore, Matalan, Costa Coffee Boots, Next, Martins Newsagents and Post Office to name but a few. The highly prestigious Chineham Park is within close proximity.</p> <p>The Centre benefits from a fast and regular bus service into the heart of the town centre. Basingstoke Railway Station has a direct Main Line rail link into London Waterloo taking approximately 45 minutes.</p>
<b>DESCRIPTION</b>	<p>The Clocktower office suites are set out on the first floor which is accessed via a ground floor entrance lobby/reception leading up to a shared first floor reception area. The available accommodation comprises originally an open plan suite which has been sub-divided into a number of individual suites leading from a central corridor. It has the benefit of gas-fired central heating, fluorescent lighting, communal tea point, carpets and excellent natural light. Ample car parking is provided within the Centre's long stay east car parking area.</p>
<b>FLOOR AREA</b>	<p>Flexible office accommodation ranging from</p> <p><b>277 SQ FT - 1,928 SQ FT</b> (25.7 SQ M / 179.1 SQ M)</p>
<b>TERMS</b>	<p>A new lease[s] for a long/short term by arrangement, for the whole or individual suites.</p>
<b>RENT</b>	<p>£9.50 per sq ft per annum exclusive.</p>
<b>LEGAL COSTS</b>	<p>Each party to bear their own legal costs incurred in this transaction.</p>
<b>VIEWING</b>	<p>Strictly by appointment through the sole agents:-</p>

**RUSSELL WARE**  
[russellware@londonclancy.co.uk](mailto:russellware@londonclancy.co.uk)



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