

INCENTIVES AVAILABLE



TO LET Modern Town Centre Offices
1,463 - 5,335 sq.ft (136 - 495.6 sq.m)

Suites 1, 2 & 3 Haymarket House, 20-24 Wote Street, Basingstoke, Hampshire, **RG21 7NL**

- To Let on a floor by floor basis
- New lease terms available
- Central town centre location with branding potential
- Well apportioned and fitted space

DESCRIPTION

The available space benefits from a good quality, modern fit out. The current layout is a mix of open plan workspace, and individually partitioned private offices and meeting rooms. The accommodation benefits from excellent natural light, with double glazed windows across three elevations. Access is via a prominent ground floor entrance lobby leading from Potters Walk.

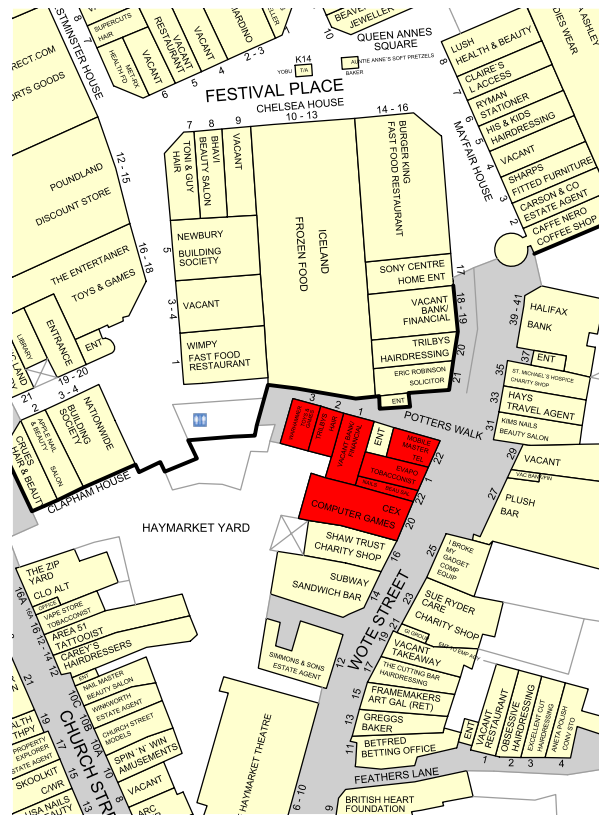
- Central town centre location with branding potential
- Tea point on each floor
- Suspended ceiling
- Perimeter trunking
- Gas fired central heating
- 1 allocated car space for each suite (3 in total)
- Shared WC
- Well apportioned and fitted space

| AREAS (approx. NIA) | Sq.ft | Sq.m | Rent | EPC |
|-----------------------|--------------|---------------|---------|------|
| 1st Floor Rear | 1,463 | 135.96 | £12,000 | C-61 |
| 1st Floor Front | 1,991 | 184.97 | £16,000 | TBC |
| 2nd Floor Front | 1,881 | 174.75 | £15,000 | TBC |
| COMBINED TOTAL | 5,335 | 495.63 | | |

LOCATION - RG21 7NL

Basingstoke is North Hampshire's principal commercial centre, supporting a borough population of 180,000 people. The town benefits from excellent communications, with fast direct rail services to London Waterloo (45 minutes), and a highly efficient internal ring road system, providing easy access to Junction 6 M3 motorway (approx. 1.5 miles) and Junction 11 M4 via A33 Reading Road.

Haymarket House is situated in the centre of the town, immediately adjoining the extensive and popular facilities of the Festival Place shopping centre and close to the restaurants at Festival Square.



SERVICE CHARGE & INSURANCE

The service charge for 2020/21 is approximately £5.13 per sq.ft

SERVICES

All mains services are available.

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



VIEWING

Strictly via prior appointment with the appointed agents:



Russell Ware
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