



81/83 Church Street
Basingstoke, RG21 7QT

**** 50% RENT DISCOUNT YEAR
1 ** Attractive Grade II Listed
Centrally Located Use Class E
Premises**

2,265 sq ft
(210.43 sq m)

- Prominent town centre location.
- Onsite parking (2/3 spaces tandem parked).
- Attractive Grade II period features
- Self-contained building over 3 floors
- Use Class E. Other uses considered, subject to planning.
- Ideally suited for professional services type occupiers, including estate agents, insurance brokers, financial services

Summary

Available Size	2,265 sq ft
Rent	£27,000 per annum
Rates Payable	£10,880 per annum
Rateable Value	£21,250
EPC Rating	C (68)

Description

The accommodation is split over three floors. The ground floor comprises an open plan office space, with a modern kitchen and WC's. The first floor comprises office space subdivided to provide a meeting room, two private offices and a storage room and WC's. Whilst on the second floor, there is further open plan office space.

Location

Basingstoke is North Hampshire's principal commercial centre, supporting a borough population of 180,000 people. Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 motorway. The M4 and Reading can be easily accessed via the A33. The town benefits from a frequent rail service to London Waterloo, with a journey time of approximately 45 minutes.

The property occupies a prominent position at the bottom of Church Street, facing the Festival Place, and The Malls shopping centres. The property is easily accessed by car via the Churchill Way East ring road, whilst the railway and bus stations are within a few minutes walk away.

Terms

A new lease is available on a fully repairing and insuring basis subject to 3 yearly upward-only rent reviews. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954 Part II as amended.

Rent

£27,000 per annum exclusive.

For the first year of the term, a discount of 50% will be applied to the annual rent.

VAT

The property is elected for VAT.

Floor Areas

Ground Floor 924 sq ft [85.84 sq m]

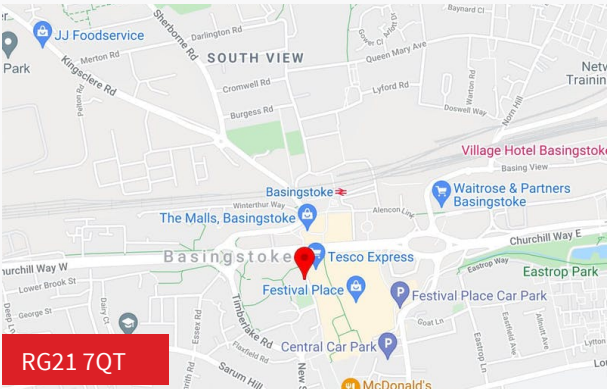
First Floor 835 sq ft [77.62 sq m]

Second Floor 504 sq ft [47.04 sq m]

Total 2,263 sq ft [210.42 sq m]

Legal Costs

Each party are to pay their own legal and professional costs.



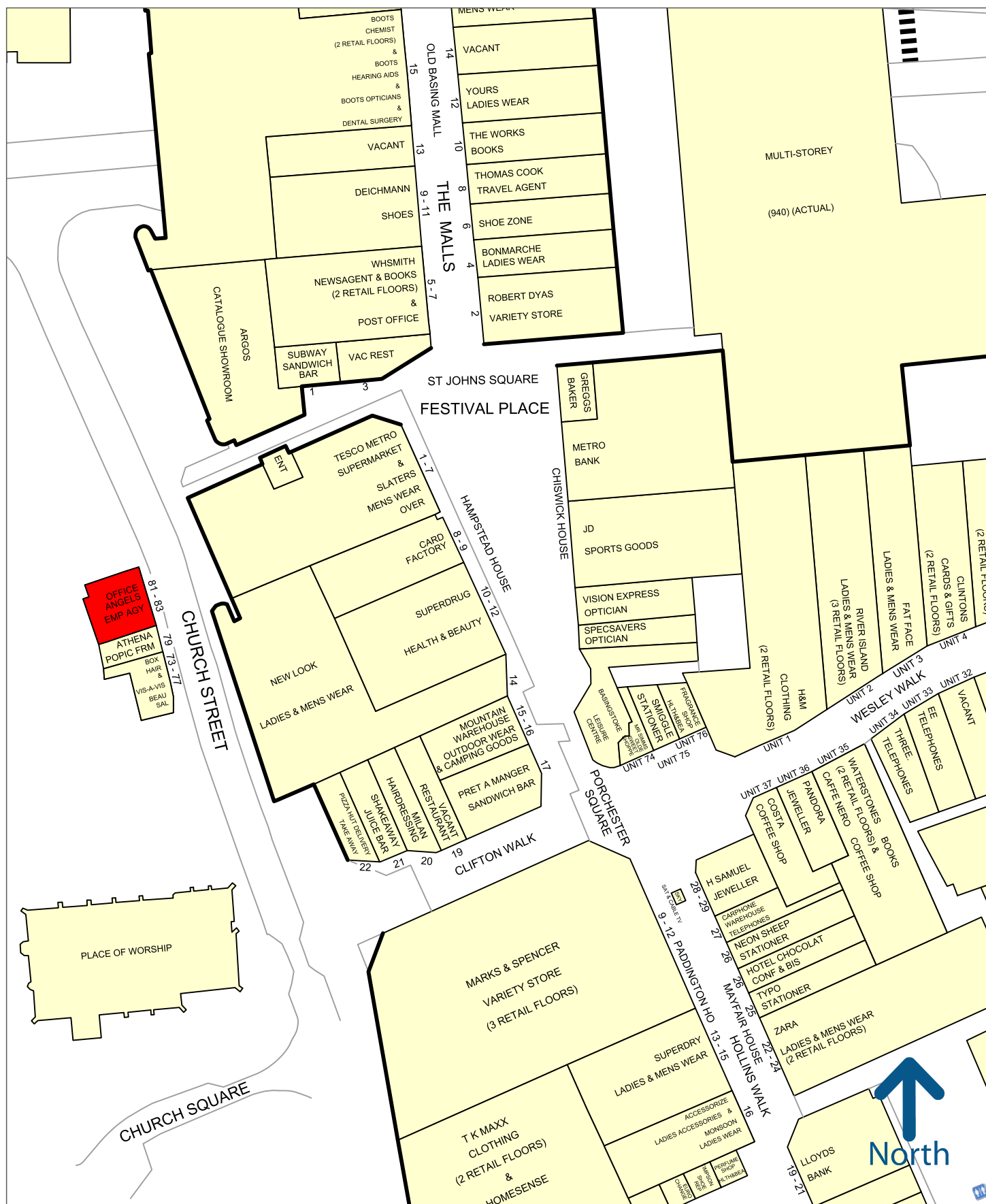
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50 metres

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