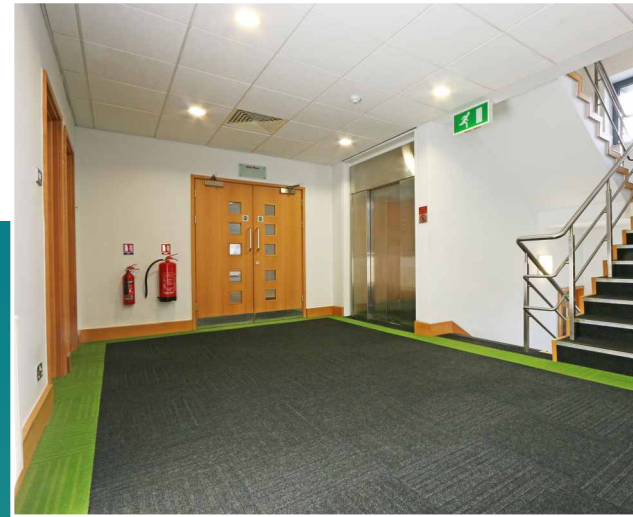


# Springpark House

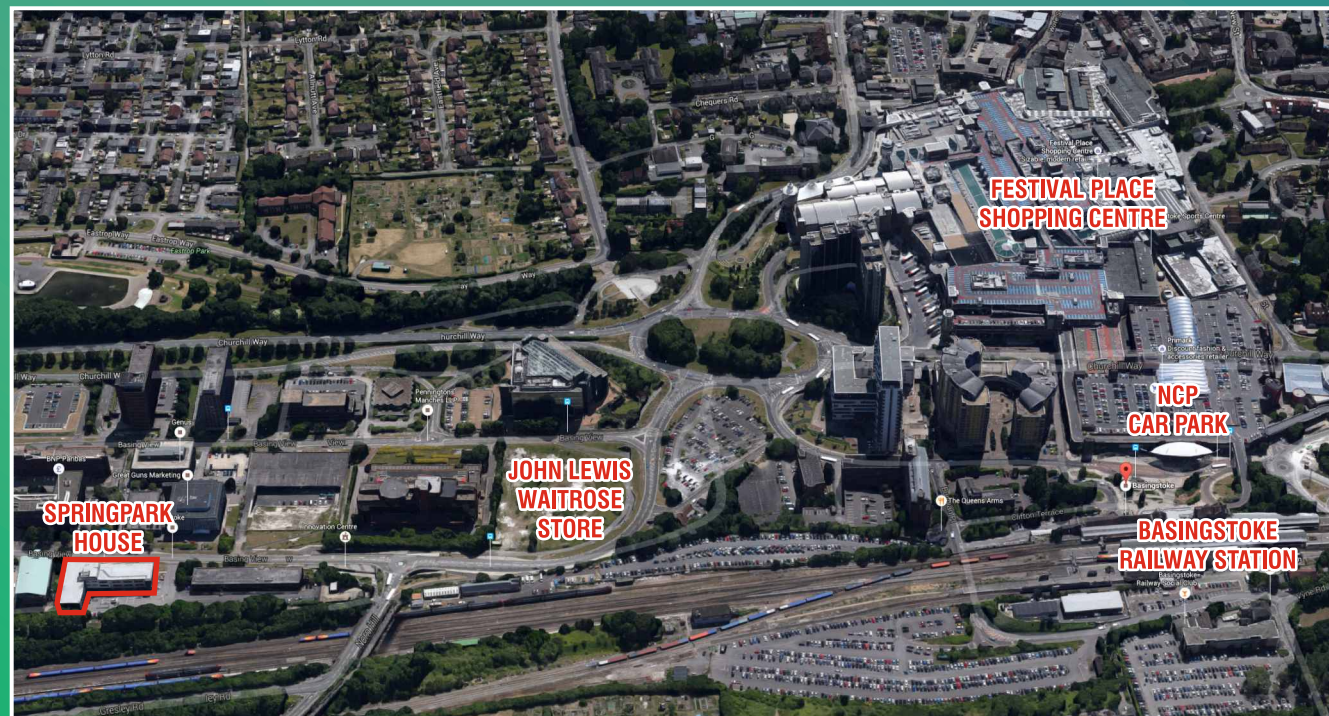
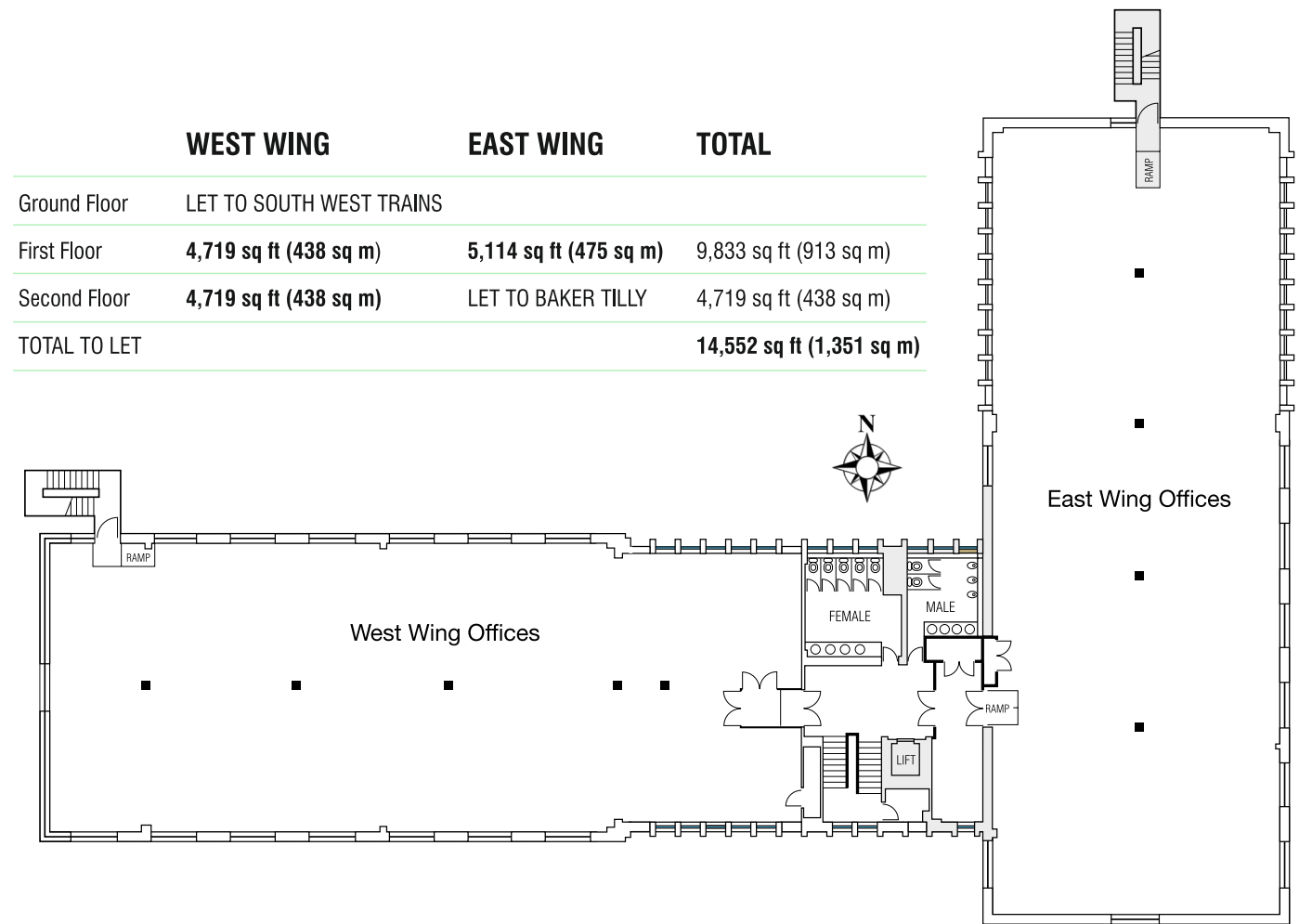
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- Fully refurbished offices
- Gas fired central heating
- Comfort cooling
- Fully accessible raised floors
- Suspended ceilings
- Modern lighting
- DDA compliant
- Well appointed entrance hall/reception
- 8 person passenger lift
- Feature Brise Soleil
- Male and female toilets on each floor
- Secure car parking to the rear



## Schedule of available floor areas

	WEST WING	EAST WING	TOTAL
Ground Floor	LET TO SOUTH WEST TRAINS		
First Floor	4,719 sq ft (438 sq m)	5,114 sq ft (475 sq m)	9,833 sq ft (913 sq m)
Second Floor	4,719 sq ft (438 sq m)	LET TO BAKER TILLY	4,719 sq ft (438 sq m)
TOTAL TO LET			14,552 sq ft (1,351 sq m)



Car parking is located to the rear in the secure access barrier controlled compound. The building's entrance lobby is accessible from both the rear car park and Basing View street side.





## Location

The property enjoys an exceptional location being situated within the Basing View business area, which is easily accessed via Junction 6 of the M3 motorway and Basingstoke's ring road network. The property is also located within very close proximity of the newly opened John Lewis at Home store. The town's covered shopping centres at Festival Place, The Malls and the rail station, via the improved pedestrianised connections are also within easy reach. The Basing View area is a focal point of the Council's strategy to improve Basingstoke's business offer and its investment is evident in the form of fresh landscaping and street furniture initiatives.

Rail journey times to London Waterloo are approximately 45 minutes with four services per hour available during the working week.

Junction 6 of the M3 is approximately 5 minutes drive time from the property, and is accessed via Churchill Way and the A339 Basingstoke Ringway



## Enjoying a central business location in Basing View



Springpark House offers comfort cooled office space in floorplates of between 4,719 – 5,114 sq ft situated either side of a spacious refurbished reception, stairwell and service lobby. The available space comprises part of the 2nd floor and both first floor wings.

### Terms

The office accommodation is available on new leases for terms to be agreed.

### Legal Costs

Each party is to be responsible for their own respective legal costs.

### Viewing

By prior appointment only.

# Springpark House

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