



## QUANTUM HOUSE, BASINGSTOKE, RG21 4EX

OFFICE FOR SALE

37,580 SQ FT (3,491.30 SQ M)



# Summary

**Prominent Office Building situated within Basing View.**

<b>Available Size</b>	37,580 sq ft
<b>Price</b>	Offers in excess of £2,500,000
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>EPC Rating</b>	D (95)

- Available Via Long Leasehold with 150 years remaining
- Excellent repositioning opportunity
- Short walk from Basingstoke Station
- Parking ratio of 1:307 sq ft
- Potential alternative uses



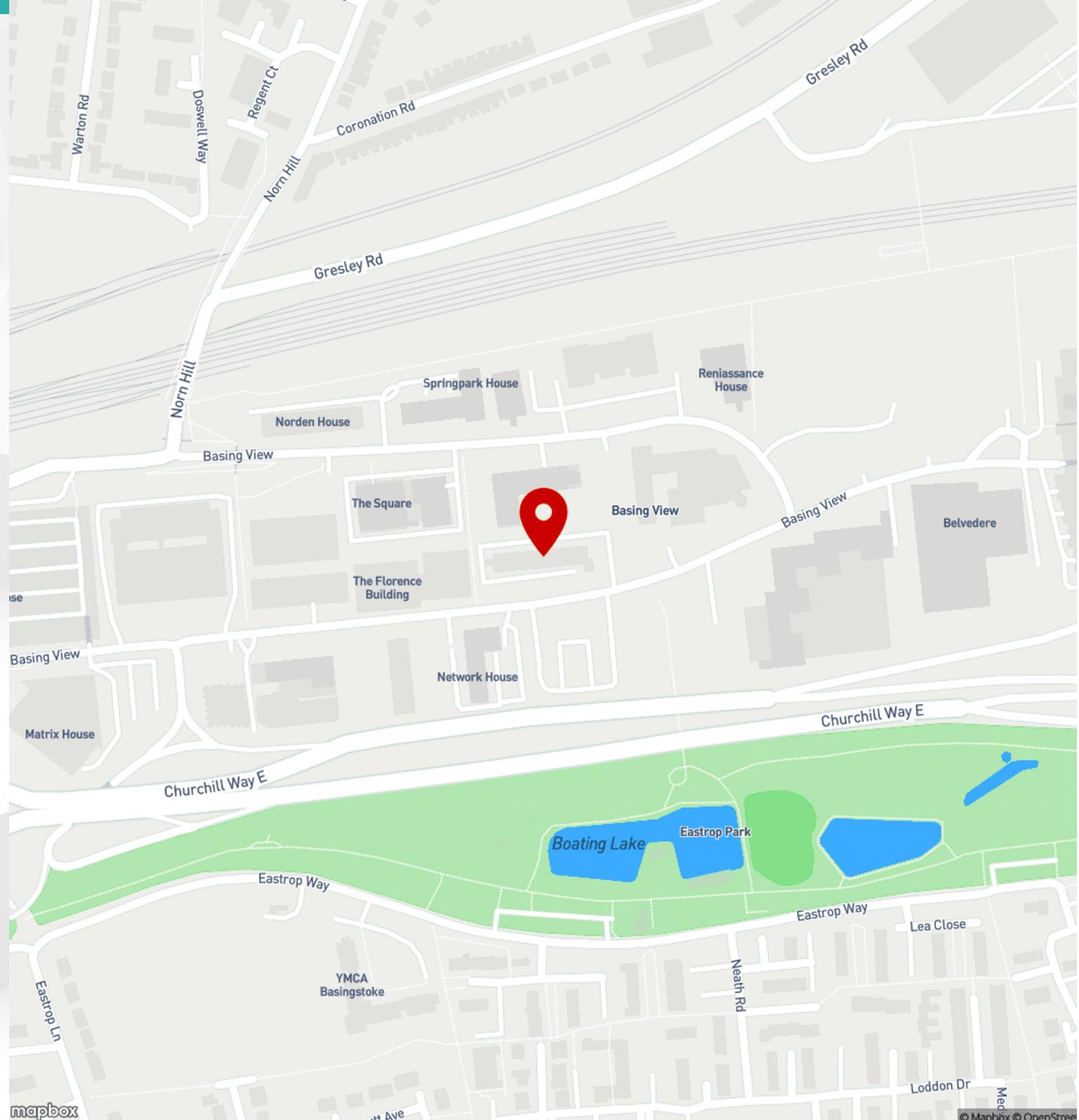
# Location

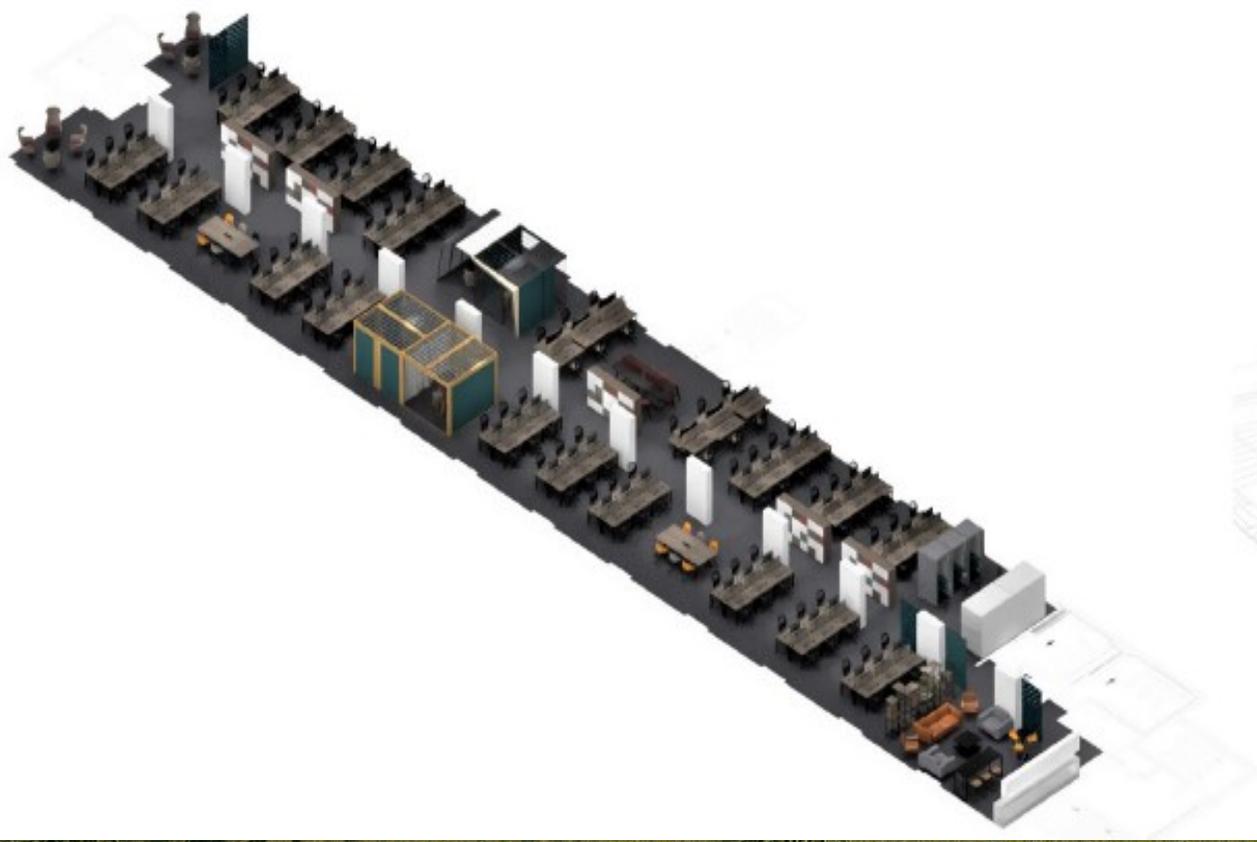


**Quantum House, Basingstoke,  
RG21 4EX**

Quantum House is located in the heart of Basingstoke on the 65 acres business park, Basing View, with great transport links to the city and close to the busy A339, North & Southbound.

Basingstoke occupies a strategic business location in North Hampshire, due to its location alongside Junctions 6 & 7 of the M3 motorway, together with the benefit of a fast and frequent direct rail service to London, Waterloo, the fastest travel time being 45 minutes. The town has a vibrant and strong economy, well represented by a variety of use sectors, including a blossoming IT hub and a proactive business support network.





# Further Details

## Description

Quantum House was built in the 1970's and comprises a self-contained office building over five floors. The building totals 37,580 sq ft over a site area of 0.91 acres. The building currently boast LED lighting, air conditioning and WCS on each floor. Designs have been undertaken to transform the reception and arrival experience but any works are Subject to Planning.

The property currently has planning consent for employment uses and is categorised as an Office use within Class E of the Use Classes Regulations 2020. Subject to Planning permission, alternative uses may be viable such as Care Home, Education, Medical, Leisure, Roadside Uses and Residential. The adjoining property has recently been purchased for residential development.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	7,427	689.99	Available
4th	7,419	689.25	Available
3rd	7,408	688.23	Available
2nd	7,420	689.34	Available
1st	7,548	701.23	Available
<b>Total</b>	<b>37,222</b>	<b>3,458.04</b>	

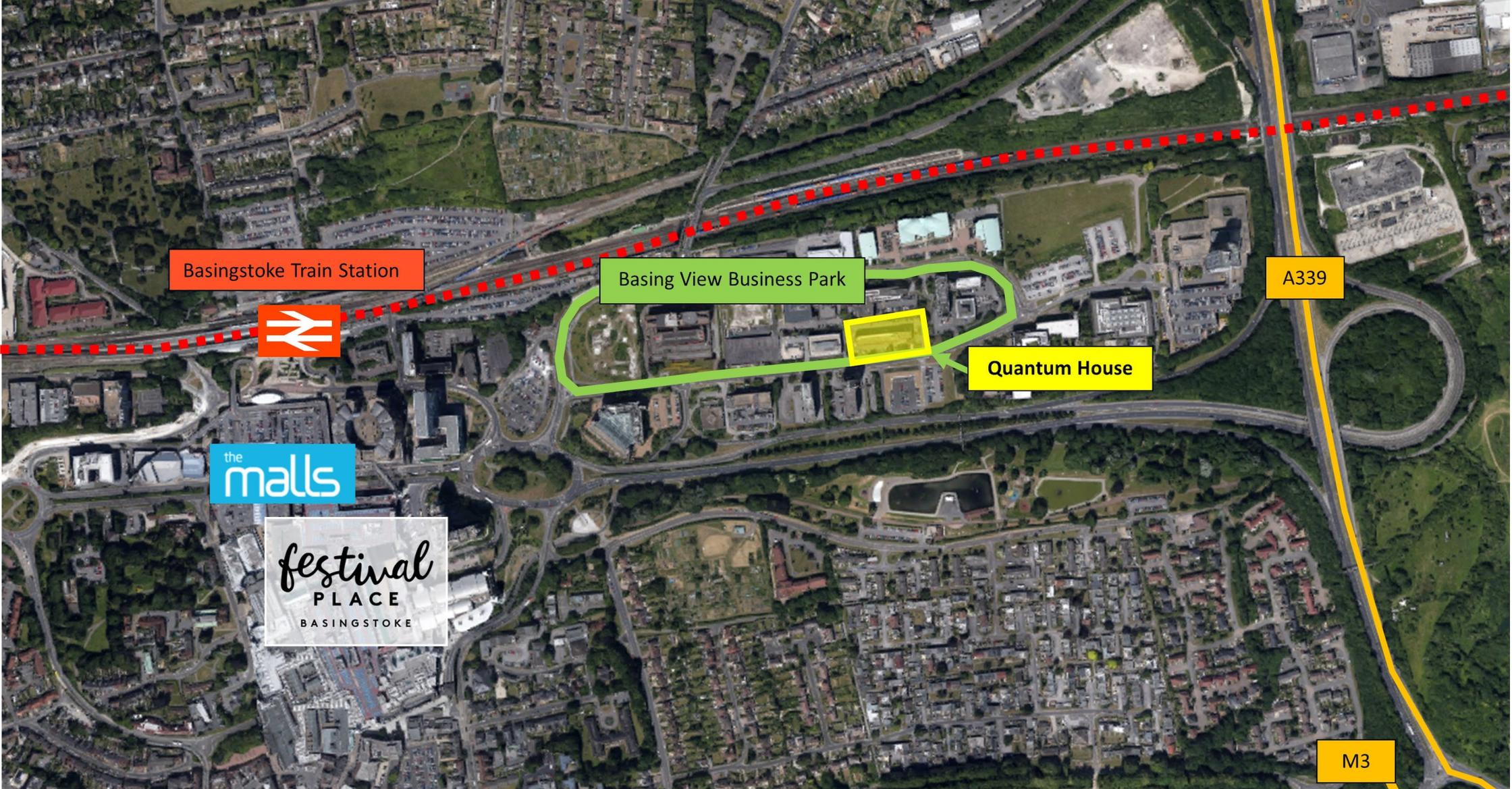
## Viewings

Viewings strictly through sole agents only by prior arrangement.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.





## Enquiries & Viewings



**Guy Parkes**

[gparkes@vailwilliams.com](mailto:gparkes@vailwilliams.com)

07788 188 874

020 3589 0050



**Andrew Baillie**

[abaillie@vailwilliams.com](mailto:abaillie@vailwilliams.com)

07502 233 770



**Vail  
Williams**