



TO LET 3 REDWOOD
CHINEHAM BUSINESS PARK
BASINGSTOKE, HAMPSHIRE, RG24 8WQ

“PLUG AND PLAY” GRADE A ACCOMMODATION AVAILABLE 14,336 TO 22,558 SQ FT

DESCRIPTION

Located within Chineham Business Park, this "plug and play" Grade A accommodation is available to let on attractive terms. The available unit(s) offer high quality, fully fitted office accommodation on the second floor.

- Property type: Office
- Size: 14,336 to 22,558 sq ft

HIGHLIGHTS

- Fully glazed elevation
- Triple height reception
- 97 car parking spaces
- Ready to occupy
- High quality fit out

LOCATION

Redwood 3 occupies a prominent position on Chineham Park, recognised as Basingstoke's premier out-of-town business park.

Chineham Business Park benefits from excellent transport links and is only 2.5 miles from Junction 6 of the M3 motorway, M4 Junction 11 (12 miles) and Central London (41 miles).

Basingstoke benefits from a regular train service and is approximately 45 minutes from London Waterloo and 25 minutes from Reading.

SPECIFICATION

- 4 pipe fan coil air-conditioning
- Suspended ceilings
- Raised floors with carpet throughout
- On site security, CCTV and access consol
- 2 large passenger lifts
- Shower

AMENITIES

Chineham Park offers a number of on site amenities including a Fitness First, Bright Horizons Day Nursery, Dayers Bistro, The Hair Studio and The Barber Shop. There is also a Click and Collect Tesco service available to all park employees.

There is a courtesy coach on Chineham Park providing tenants with direct access to the town centre every 15 minutes at peak times.

AVAILABILITY

Floor	Sq ft	Sq m
2nd Floor	22,558	2,095

TENURE

The accommodation is available by way of a sublease until 10th April 2022 or a new lease by arrangement. There is a tenant option to break on the 10th April 2020.

TERMS

Available on request.

EPC

This property has been graded as 112 (E).



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VIEWING & FURTHER INFORMATION

Strictly by appointment by the sole agents. If you are interested and would like more information please get in touch.

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