

Prominent, Top Quality, Air Conditioned Offices
from 5,000 sq ft to 35,561 sq ft (465 – 3,303.73 sq m)
with generous on site car parking on well established business park

viables3
viablesbusinesspark
basingstoke

Jays Close, Viables
Basingstoke RG22 4BS

TENANTS INCLUDE

CAPITA
BUSINESS SERVICES



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Suites from 5,000 sq ft upwards, with room for expansion.

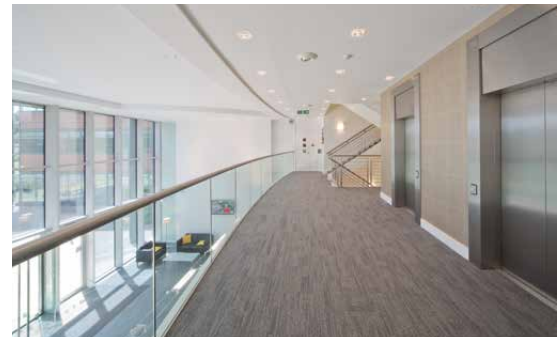
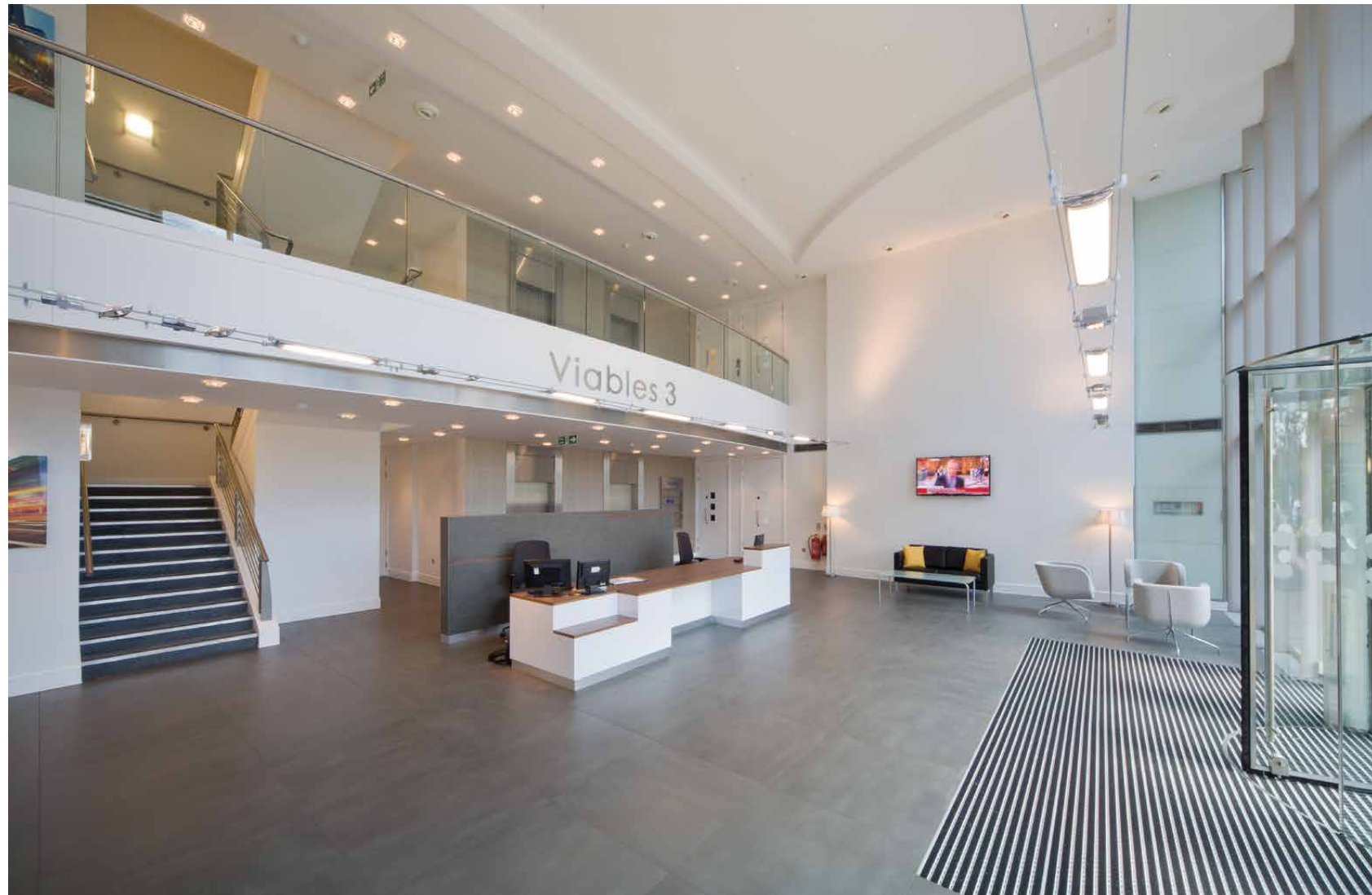
One of the largest available floor plates in Basingstoke.

Viables 3 is a newly refurbished, highly specified headquarters building over ground, first and second floors.

The building is designed to provide maximum flexibility for sub-division with available suites upwards of 5,000 sq ft.

The property is set in its own secure environment and provides a generous car parking ratio of 1:240 sq ft.

The Viables estate is home to several high profile occupiers including; Sony, De La Rue, Fujitsu, Motorola, ITT Canon, TaylorMade and Carefusion.





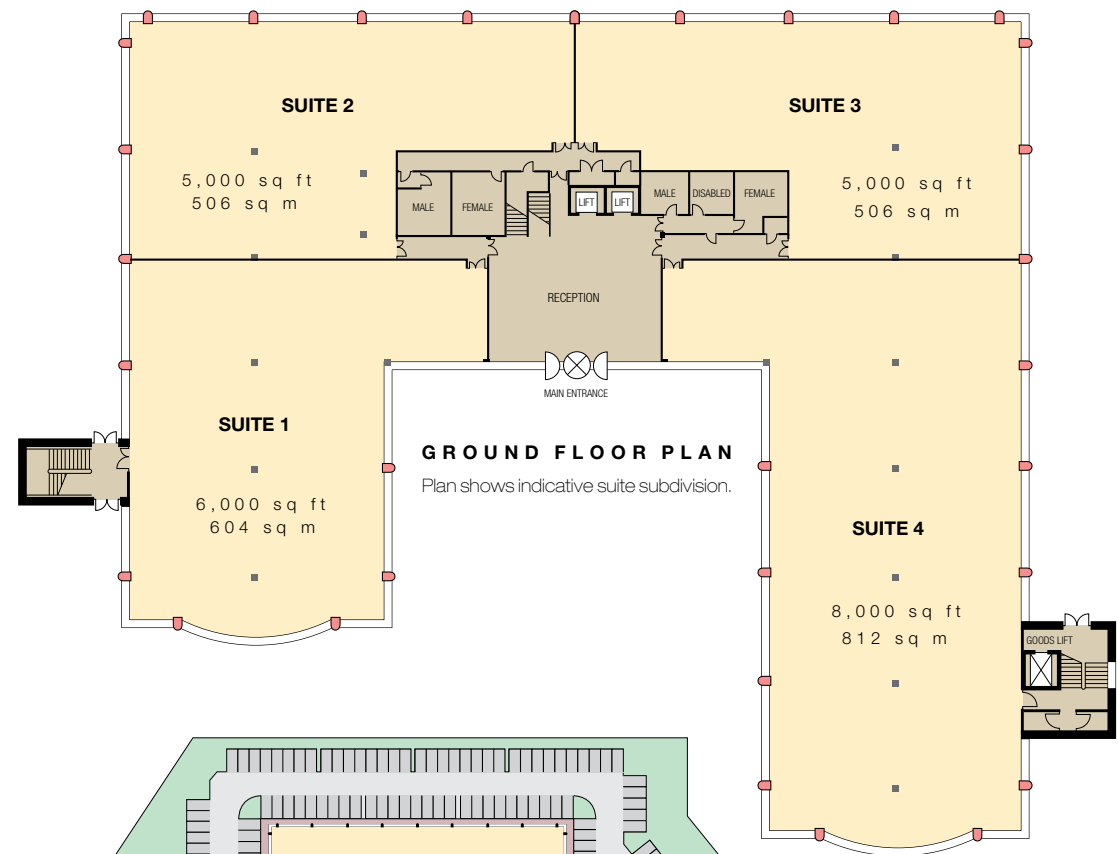
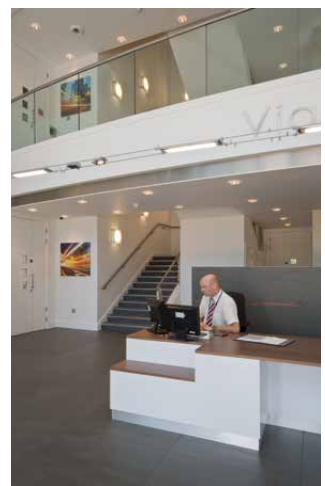


viables³

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specification

- Easy access to both junctions 6 and 7 of the M3
- Impressive double entrance and reception area
- Air conditioning throughout
- Full access raised floors, with 150 mm clear void
- Goods lift
- Car parking of 1:240 sq ft
- 2 x 13 person passenger lifts
- EPC rating D (86)



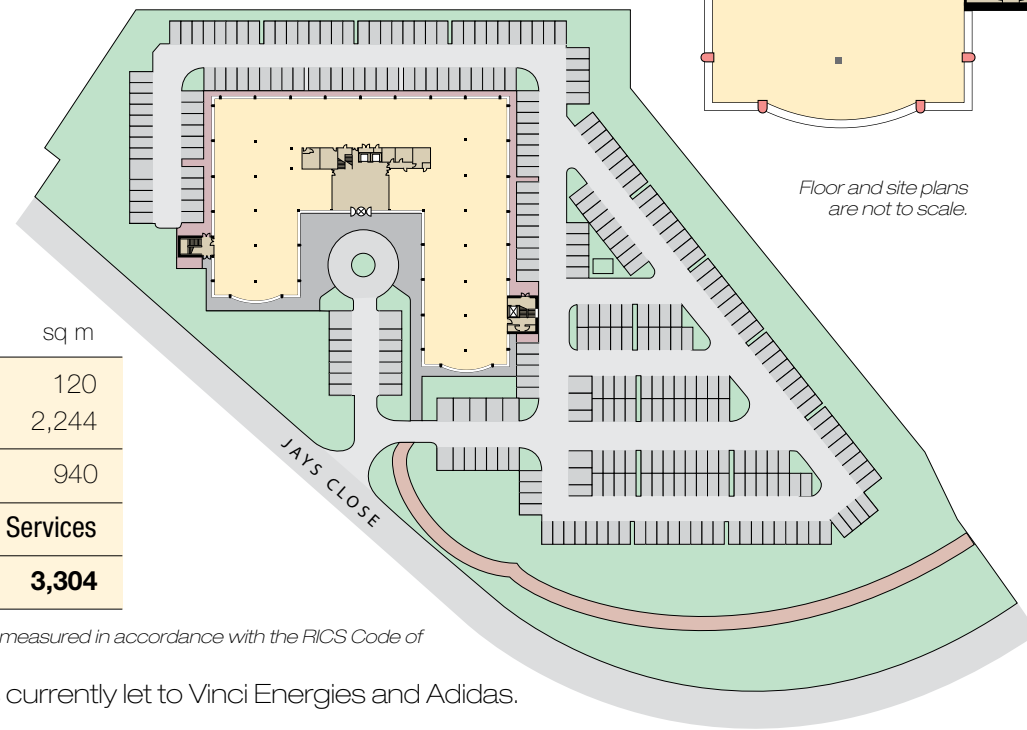
Floor and site plans are not to scale.

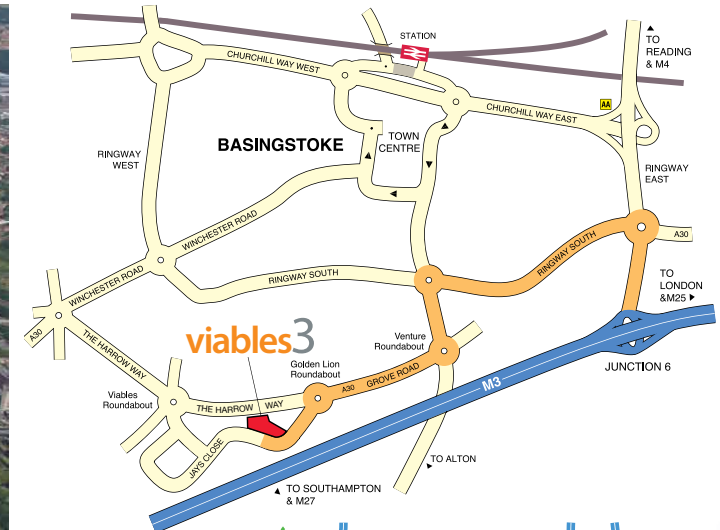
schedule of floor areas

	sq ft	sq m
Ground Floor Reception	1,290	120
Ground Floor Offices	24,150	2,244
First Floor Offices	10,121	940
Second Floor – Let to Capita Business Services		
Total	35,561	3,304

Areas quoted are Net Internal. The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Part of the first floor (13,600 sq ft) is currently let to Vinci Energies and Adidas.





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location

Viables Business Park is located approximately 1 mile south east of Basingstoke town centre. Basingstoke mainline railway station provides a direct service to London Waterloo (42 minutes) Southampton and the West Country.

The property is within a short distance of M3 Junction 6 which in turn provides access to the M25, A303 and M27. The motorway network provides fast access to the major London airports of Heathrow and Gatwick.

terms

New Full Repairing and Insuring leases are available from the Landlord on terms to be agreed.

viewing

By appointment through the joint letting agents.



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