E (Commercial / Business / Service), Office, Retail

TO LET

CURCHOD&CO



The Clock Tower

Chineham Shopping Centre, Basingstoke, RG24 8BQ

Flexible First Floor Offices / Class E / Leisure Use (subject to planning consent)

3,329 sq ft

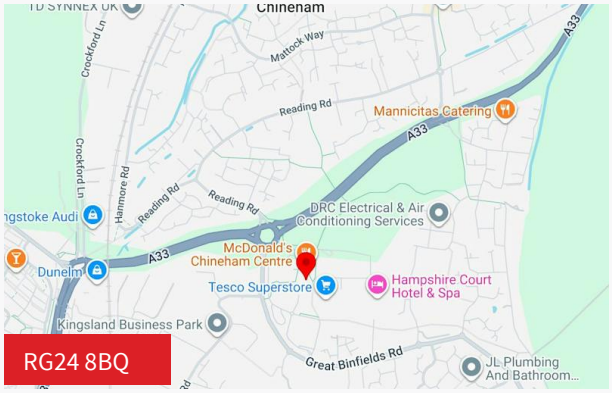
(309.27 sq m)

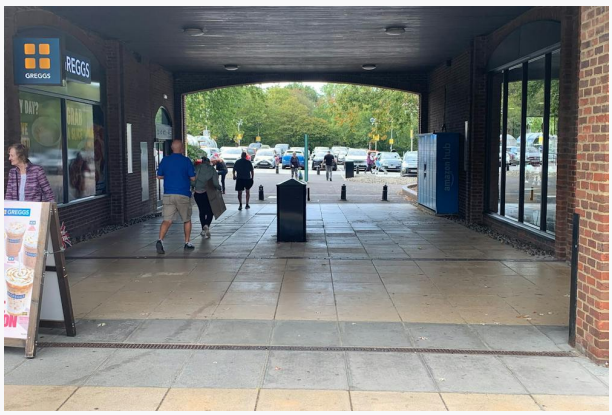
- Prominent entrance, adjacent to the shopping centres busiest car park
- Established district centre serving a large and affluent residential catchment
- Strong footfall driven by national retailers, cafés, and everyday convenience uses
- Excellent parking provision with easy access from Reading Road and the A33
- On site amenities including supermarkets, cafes and gym

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Summary

Available Size	3,329 sq ft
Rates Payable	£6,912 per annum
Rateable Value	£16,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)







Description

First floor accommodation arranged to provide five individual offices, with demountable partitioning offering the potential to reconfigure the space to a single open-plan suite if required. The accommodation includes a kitchenette and access to shared WC facilities.

The first floor accommodation could be used for a variety of Class E or Leisure uses subject to obtaining necessary planning consent.

Located within Chineham Shopping Centre, the offices benefit from excellent on-site amenities and parking, and may also appeal to leisure, healthcare, or medical operators seeking a convenient and accessible location.

Location

Chineham Shopping Centre is located approximately 2 1/2 miles to the north east of Basingstoke town centre with a drive time of just 8 minutes from the train station. Basingstoke's local bus services run between Chineham and Basingstoke town centre approximately every 10 minutes and from the bus station in Festival Place to many destinations.

The centre is fully pedestrianised and is anchored by Tesco, Matalan and Boots. Other occupiers include M&S, Costa, Iceland, Greggs and Domino's. There are three large free customer car parks and a petrol filling station on-site.

Terms

A new EFRI (full repairing & insuring) lease is available for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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