



Part First Floor (South) Matrix House

Basing View, Basingstoke, RG21 4DZ

First floor office

551 sq ft
(51.19 sq m)

- Available via an assignment or sublet basis to 20th December 2028
- 2 car parking spaces plus visitor parking
- Atrium cafe and breakout area
- Close proximity to Basingstoke town centre and train station
- Shared use of meeting rooms
- On site gym

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Summary

Available Size	551 sq ft
Rent	£15,500 per annum
Business Rates	TBC
Service Charge	TBC
EPC Rating	Upon enquiry

Description

The subject office is based on the First Floor, which is accessed through an entrance hall from a lift from the Ground Floor reception and lobby area, with the office benefiting from a kitchenette unit. There are 2 shared toilets in the entrance hall, which are split into male and female, as well as a manned reception area, a café and seating area in the lobby. There are 2 car parking spaces with the subject office.

Location

Matrix House is one of the most prominent office buildings in Basing View in Basingstoke and is located opposite Waitrose and Go Outdoors. The property is located within an approximate 7-minute walk from Basingstoke Train Station, providing direct links to London Waterloo (a 50-minute journey) and Southampton (a 32-minute journey) and approximately 2 miles from Junction 6 of the M3.

Terms

The current passing rent is £15,500 per annum exclusive and the property is available on a sub-let or assignment basis until 20th December 2028. The property may be available on a new lease basis, subject to agreeing a successful surrender between the superior landlord, landlord and existing tenant and the lease terms for the new lease. The current rent for the car parking spaces, which is documented in a separate agreement, is approximately £2,052 per annum which is reviewed on an annual basis on 21st December.

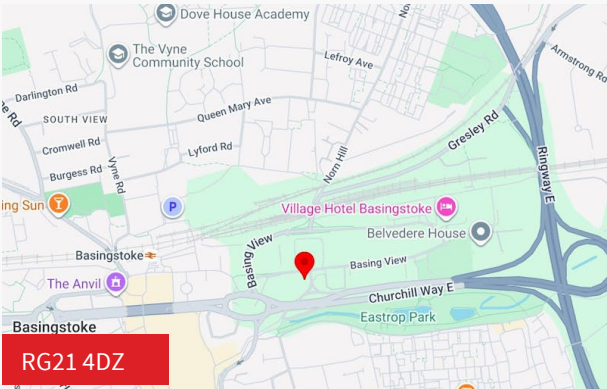
Anti Money Laundering

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.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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More properties @ curchodandco.com

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