



Eastlands Court

The Beresford Centre, Basingstoke, RG24 8FA

FIRST FLOOR OFFICES - FLEXIBLE LICENCE AGREEMENT

205 sq ft
(19.05 sq m)

- Independent ground floor entrance and reception
- Flexible licence agreements
- Rent to include heating, electric and estate charges
- Shared toilet and kitchenette facilities
- Parking available
- Well fitted offices with suspended ceilings
- Category 2 lighting, 3 compartment perimeter trunking, heating, carpeting, etc

Summary

Available Size	205 sq ft
Business Rates	N/A
EPC Rating	Upon enquiry

Description

The office suites are accessed via a spiral staircase from a ground floor lobby/reception area. There is in addition shared male and female toilet facilities and a shared kitchenette area fitted with all modern appliances. One dedicated car parking space will be provided with each studio.

Location

The Beresford Centre is located within the popular Daneshill Industrial Estate approximately 1 mile from the town centre. The property lies to the north east of Basingstoke town centre, situated close to the A33 trunk route to Reading and less than 2 miles from Junction 6 of the M3 motorway. The property is within easy walking distance of Chineham Shopping Centre and Centre Court Hotel, sports and leisure complex on Great Binfields Road.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent
1st - Studio 3	205	19.05	£425 /month
1st	296	27.50	£625 /month
Total	501	46.55	

Terms

New flexible licence agreements are available on an internal repairing basis on terms to be agreed subject to periodic rent reviews.

Accommodation

The offices comprise of 4 individual studios which lead from a central corridor.

The rent is to be inclusive of heating, electric, estate charges, and buildings insurance, but will exclude business rates.

Amenities

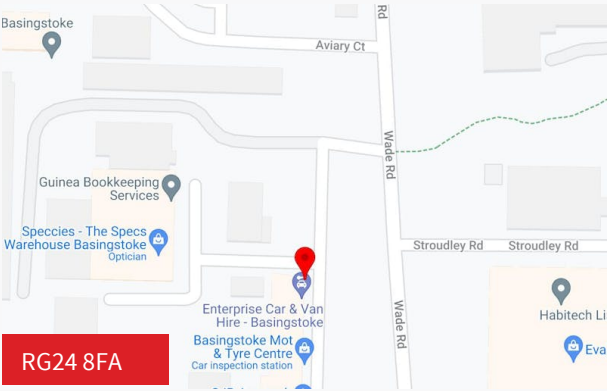
- Suspended ceiling Keypad/Yale security locks
- Cat 2 lighting Gas fired radiator heating
- Carpeting & Blinds 3 compartment perimeter trunking
- Parking available
- Shared male & female toilets
- Telephone door entry system
- Shared kitchenette with modern appliances

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

Each party to be responsible for their own legal costs involved in agreeing the licence.



Viewing & Further Information

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