

Chineham Gate

Chineham Park
Basingstoke RG24 8NA

4,456 - 28,456 sq ft
Grade A offices to let.

Parking ratio
of 1:250 sq ft.



chinehamgate.com

4,456 - 28,554 sq ft Refurbished Grade A Office Space

Chineham Gate sits prominently at the entrance to Chineham Park, a 90 acre parkland setting with exceptional on-site amenities, including a nursery, a gym and regular street food pop-ups. All tenants are also able to enjoy a top of the range co-working hub in the centre of the Park.

The 1st floor has one remaining suite of 4,456 sq ft in CAT A condition at the front of the building after successful lettings to bioMérieux and Elis.

The ground floor is now available as a whole or in part. Currently, the floor is subdivided to provide c. 14,000 sq ft of 'Plug & Play' space and the remainder in CAT A.

The building benefits from superb natural light and presents a unique opportunity for prominent external signage.



Specification



Double height
feature reception



VRF air
conditioning
system



2.9m floor to
ceiling height



8-person
passenger lift



Suspended ceiling
with LED lighting



EPC: B



1 parking space
per 250 sq ft



The Exchange:
cafe and
co-working hub



Free bus service
to Basingstoke
Station



External covered
cycle storage &
shower facilities



Gym & nursery
facilities



External branding
opportunities





Accommodation

Floor	Fit Out	Sq Ft	Sq M
Part 1st	Cat A	4,456	414.0
Ground South	Fully Fitted	14,000	1,300.8
Ground North	CAT A	10,000	929.0
Total		28,456	2,643.8

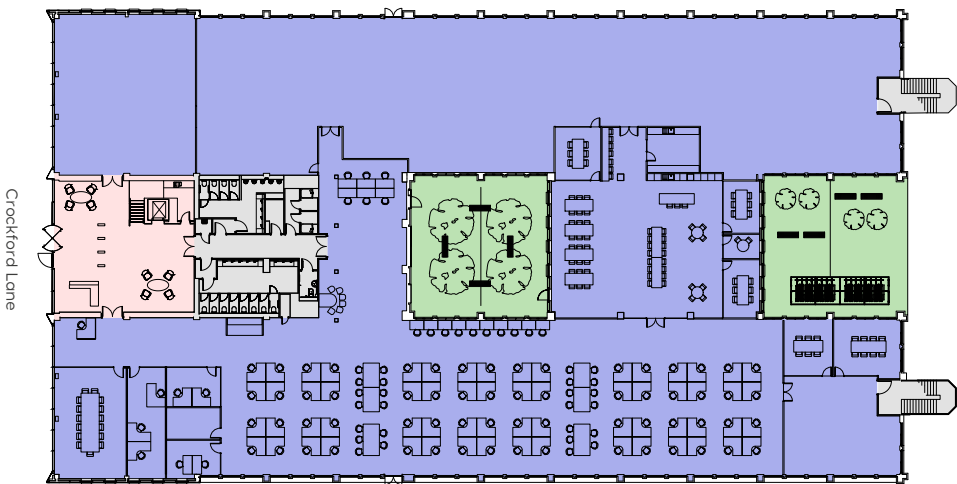
- Available space
- Core
- Reception
- Courtyard
- Tenant lounge

For indicative purposes only. Not to scale.

Ground Floor Plan

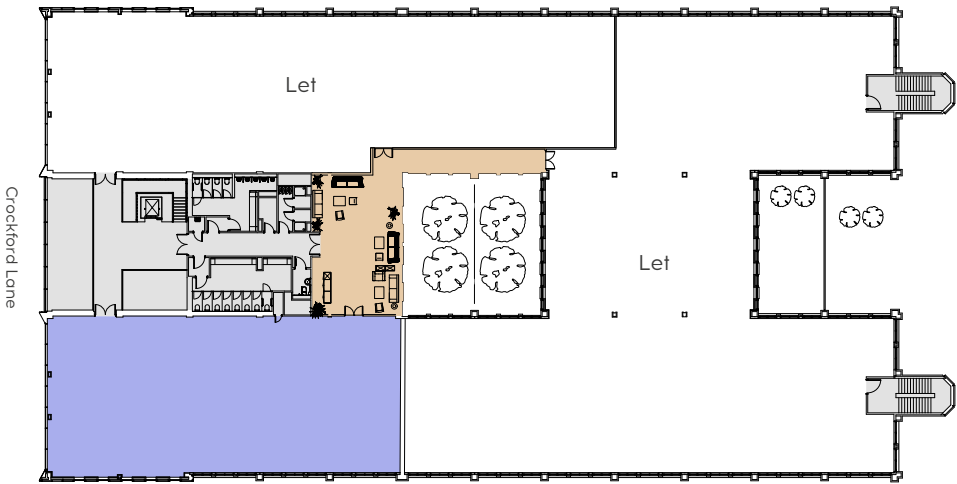
24,000 sq ft / 2,229.8 sq m

Workstations	70
Hot desks	26
Offices	03
6 person meeting rooms	04
8 person meeting room	01
Breakout areas	02
Courtyards	02
Reception	01



Part First Floor Plan

4,456 sq ft / 414.0 sq m



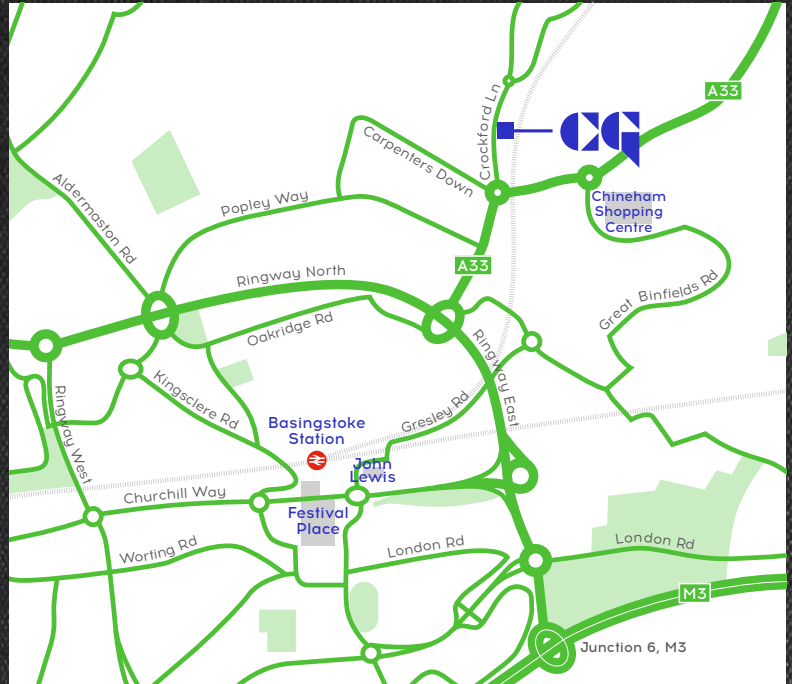


Everything you need in one place



By Road

Location	Distance (Miles)	Time (Mins)
M3, Jct 6	3	5
Town Centre / Station	3	7
Reading	12	20
Heathrow Airport	35	42



By Rail

Station	Time (Mins)
Reading	16
Southampton Central	31
London Waterloo	45
Oxford	49



Viewing

Strictly through joint sole agents.

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07780 994 420

Terms

Flexible terms available upon request.
The building service charge will be fixed at £5.00 psf pa, rising in line with RPI.

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Spring4



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