

Chineham Gate

Chineham Park
Basingstoke RG24 8NA

6,240 – 16,224 sq ft
Grade A offices to let.

Parking ratio
of 1:278 sq ft.



chinehamgate.com

6,240 - 16,224 sq ft Refurbished Grade A Office Space

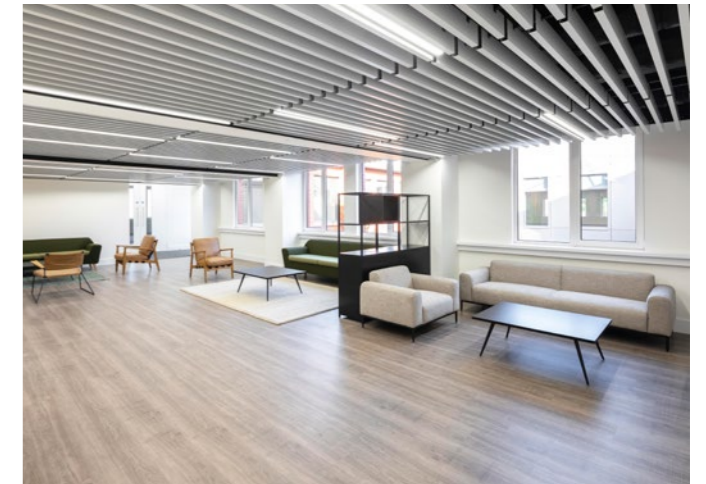
Chineham Gate sits prominently at the entrance to Chineham Park, a 90 acre parkland setting with exceptional on-site amenities, including a nursery, a gym and regular street food pop-ups. All tenants are also able to enjoy a top of the range co-working hub in the centre of the Park.

Newly refurbished and never occupied, the 1st floor at Chineham Gate offers an efficient floorplate which can be split from 6,240 sq ft. 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 278 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



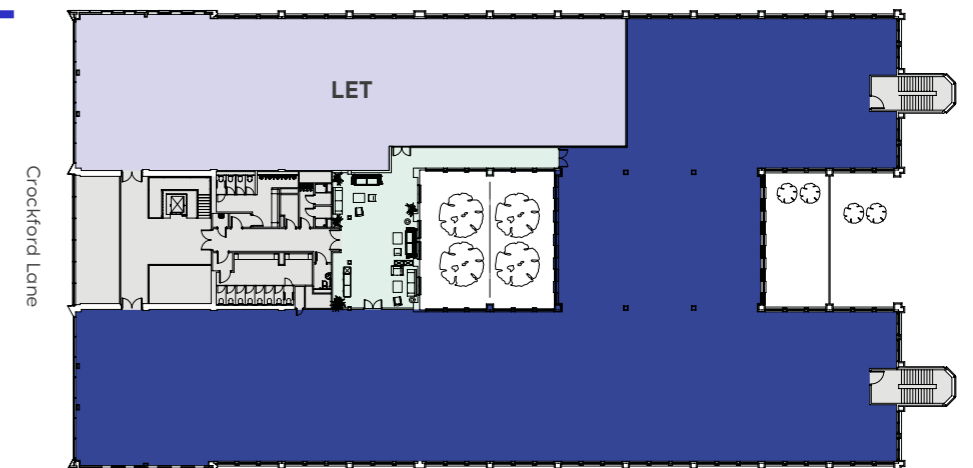
Part First Floor (south)

16,224 sq ft (1,507 sq m)

The floor can be subdivided to accommodate enquiries from 6,240 sq ft.



- Available space
- Tenant Lounge
- Core



For indicative purposes only. Not to scale.

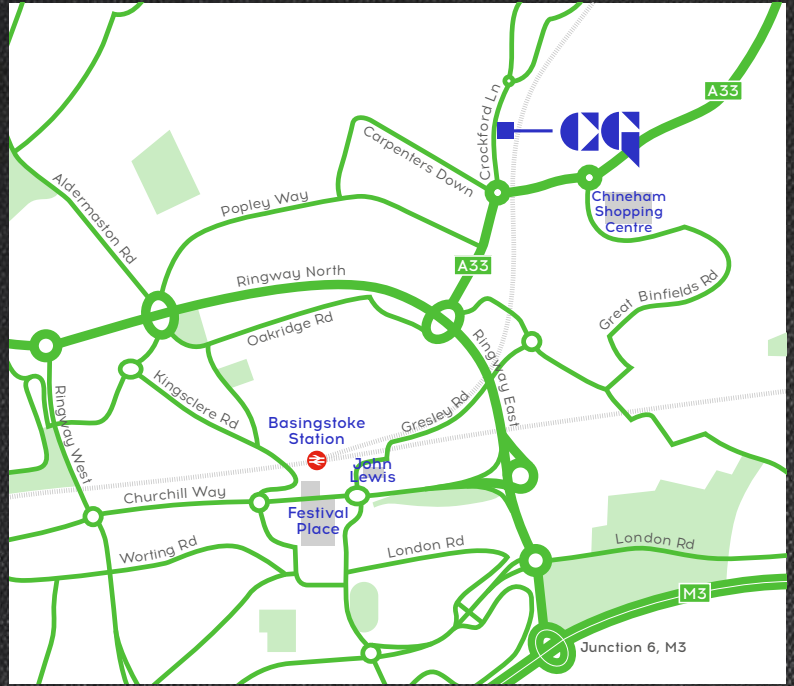


Everything you need in one place



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.

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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