



# THE PAVILION

Viewpoint, Basing View, Basingstoke, Hants, RG21 2RG

- Rent £7.50 per sq.ft.
- On-site parking facilities
- Comfort cooled
- Raised floors with floor boxes installed
- Fully carpeted
- Lift access from car park
- Reception facilities available
- Leases from one year upwards

# TO LET

SELF CONTAINED  
REFURBISHED  
OFFICES

4,048 SQ.FT TO 9,079 SQ.FT.  
(376 SQ.M. TO 843 SQ.M.)

To view telephone:  
**01256 843455**





# The Pavilion

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## Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 150,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Viewpoint is a prominent building, situated on the middle tier of Basing View, near to the AA building. It is therefore well positioned to benefit from the amenities of the town centre, being within walking distance of both Festival Place shopping centre and the station.

## Description

The Pavilion is set out on two levels, providing open floor space, served by a passenger lift and private WCs within a central service core. The accommodation enjoys the benefit of excellent natural light, its own entrance from the car park and parking for at least 30 cars (additional space may be available by "block parking").

## Floor Areas

First Floor	5,031 sq.ft.	(467.40 sq.m)
Ground Floor	4,048 sq.ft.	(376.03 sq.m)
<b>Total Net Area</b>	<b>9,079 sq.ft.</b>	<b>(843.46 sq.m.) approx</b>

## Lease Terms

A new lease for a term by arrangement to be outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954

## Rent

£7.50 per sq.ft. per annum exclusive

## Service Charge

£5.00 per sq.ft.

## Rates

We have been verbally informed that the premises has a rateable value of £57,000 @ the current rate of 0.458p in the £ (2012-2013).

## Legal Costs

Both parties' reasonable legal costs are to be borne by the ingoing tenant.

## To View

By appointment through the sole agent:

**WOODFORD AND COMPANY**

Tel: 01256 843455

Fax: 01256 843286

For a list of other instructions, visit our web site:

[www.woodford.co.uk](http://www.woodford.co.uk)



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