VANTAGE

Prominent well fitted air conditioned town centre offices with 33 on site secure car spaces

5,920 sq ft (550 sq m) offices
Vantage is an imposing three storey office building originally completed in the early 1990’s. The available accommodation is arranged on the Upper Ground floor. The property is a concrete framed construction with brick and glazed elevations under a mansard part slate/felted roof. The building occupies a very prominent and visible position at the junction of New Road and Victoria Street immediately to the south west of Basingstoke town centre. A new Premier Inn is scheduled for completion opposite the property in 2014. A new Majestic wine outlet and additional shopping and recreational facilities are within immediate walking distance.

The top two floors are occupied by accountants RSM Tenon. Other nearby occupiers include Hogg Robinson Travel, Lamb Brooks Solicitors, Capita and Sovereign Housing Association.
amenities

- Refurbished entrance hall
- Comfort cooling/heating
- Full access raised floors
- Carpeting throughout
- LG7 compatible lighting
- 33 on site car spaces (1:180 sq ft)
- EPC rating of 53 (band C)
- Male /Female /Disabled toilets

local occupiers include:
location
Basingstoke town centre is accessed via Junction 6 of the M3 motorway which is within 2 miles drive of the property and in turn provides direct access to the national motorway network. The mainline railway station is within walking distance and provides a direct service to London Waterloo (45 mins) to the south coast, Midlands and the north.

lease terms
The accommodation is available as a whole for a term by arrangement.

viewing
By appointment through the joint sole agents.

communications
road
M3 (junction 6) 2 miles
M4 (junction 11) 16 miles
M25 (junction 12) 26 miles
Heathrow 34 miles
Gatwick 61 miles
London 46 miles
Southampton 31 miles

rail
London, Waterloo 45 mins
Southampton 35 mins
Reading 25 mins
Bristol 120 mins
Birmingham 135 mins

Misrepresentation Act 1967: The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.
Finance Act 1989: Unless otherwise stated, all prices and rents are quoted inclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

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