

Quantum House

BASING VIEW, BASINGSTOKE, RG21 4EX

OFFICE BUILDING OR SITE – FOR SALE

Long leasehold subject to
peppercorn rent

37,580 sq ft (3,492 sq m)

ON A 0.91 ACRE SITE

120 car parking spaces



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**A HIGHLY PROMINENT POSITION ON THE
BASING VIEW ENTERPRISE ZONE
ADJACENT TO THE BRAND NEW 'FLORENCE
BUILDING'**

- Five principal office floors
- Designated ground floor reception area
- Air conditioning throughout
- 2 passenger lifts
- 120 on site car spaces
- Business rates savings available for new occupiers
- Refurbishment or redevelopment potential
- EPC rating of D-95

OCCUPIER KEY

- 1 Network Rail
- 2 Unum
- 3 RSM
- 4 eni engineering
- 5 Arena Serviced Offices
- 6 BNP Paribas leasing
- 7 Reassured (+ various)
- 8 WSP Parsons Brinckerhoff
- 9 Kier
- 10 Matrix House – various
- 11 The Florence Building

J6 M3 approx. 0.5miles

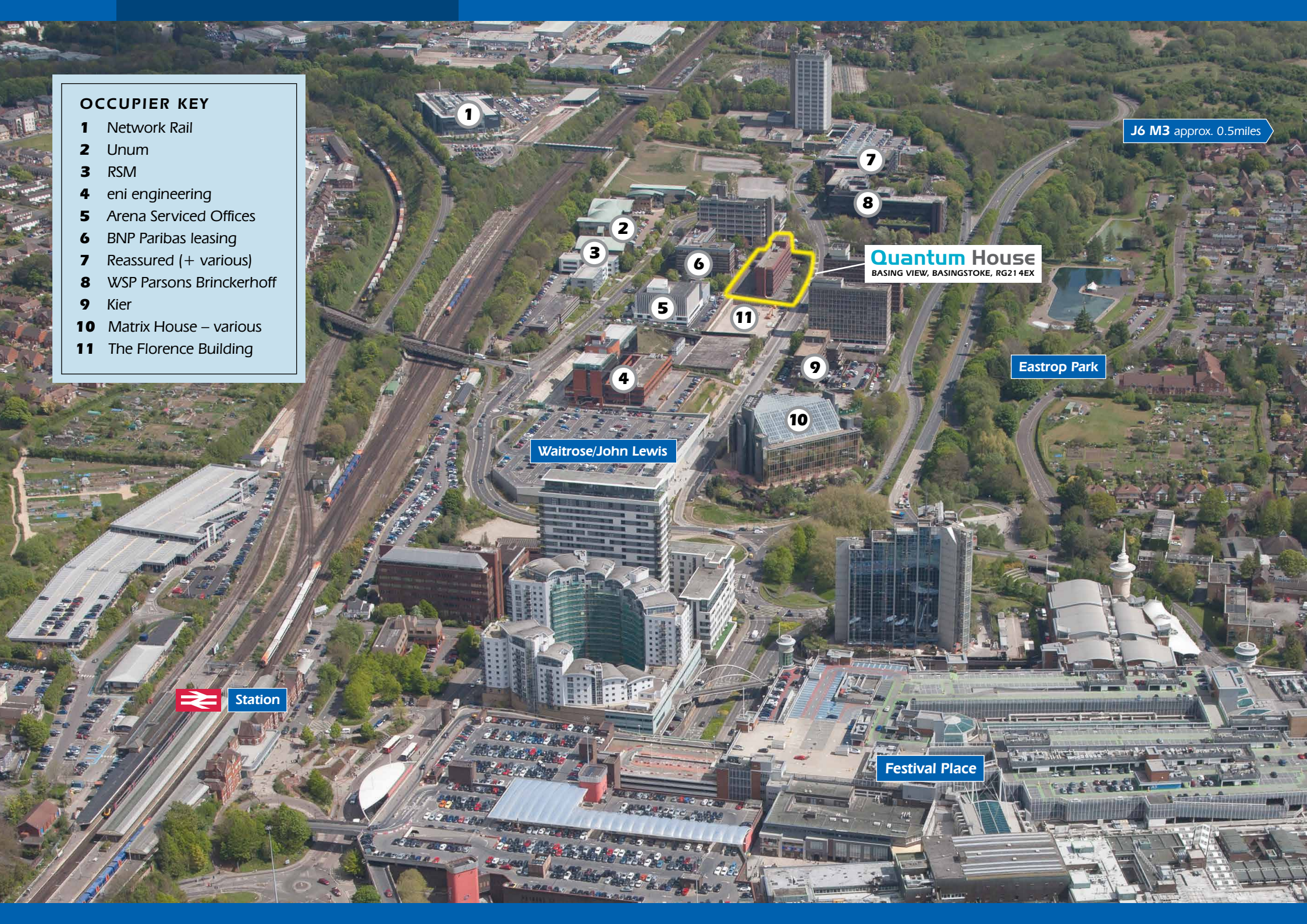
Quantum House
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Eastrop Park

Waitrose/John Lewis

 Station

Festival Place



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BASINGSTOKE

Basingstoke occupies a strategic business location in North Hampshire, due to its location alongside junction 6 & 7 of the M3 motorway, together with the benefit of a fast and frequent direct rail service to London Waterloo, the fastest travel time being 45 minutes.

The town has a vibrant and strong economy, with a proactive Borough Council and business support network. Basingstoke has recently been ranked as one of the most popular UK destinations for IT and digital companies.

BASING VIEW

The central business district in Basingstoke comprises a 65 acre mixed used development located adjacent to all other town centre amenities and within a mile of Junction 6 of the motorway. Bus and rail stations are an easy walk and a designated shuttle service runs regularly.

New development on Basing View includes the John Lewis/Waitrose store, a substantial training facility for Network Rail, significant public realm investment and a new speculative office building now under construction. Furthermore, plans for a business hotel and private rented sector apartments are well advanced. Much of the area now has an Enterprise Zone status, offering financial benefits to new occupiers through the business rates system.

THE BUILDING

Quantum House is vacant following a lease expiry. The property is now offered For Sale, either for owner occupation, refurbishment or as a redevelopment opportunity. The present accommodation is arranged over five floors, totalling 37,580 sq ft.

Various architectural schemes have been prepared showing refurbishment or redevelopment schemes, to provide up to 64,580 sq ft (net internal), subject to planning.

TERMS

The property is held under a 126 year lease from Basingstoke Council, expiring in December 2101. A peppercorn rent applies. The leasehold interest is offered for sale at a price of £2.4 Million plus VAT.

RATES

The 2017 Rateable Value for the building is £307,500. Under the newly introduced Enterprise Zone status, there is potential for significant savings for up to 5 years for new businesses relocating onto this site or into the existing building.

VIEWINGS

By appointment through the joint sole agents:

David Menzies Associates
020 7491 7777
26/28 Great Portland Street, London, W1W 8QT

Contact Alan Kleinman
akleinman@dmproperty.co.uk

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WOODFORD & CO
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01256 840777

Contact Richard Thomas
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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 exclusive 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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