

# MidPoint

Alençon Link **Basingstoke** RG21 7PP

**5,900 sq ft approx. (548 sq m)**  
with 22 parking spaces (ratio 1:268 sq ft)



Impressive, fully fitted and air conditioned corporate offices, situated within a very short walking distance of Basingstoke railway station and shopping facilities.

## The Property

Midpoint is recognised as one of the town's most prominent office buildings, ideal for an organisation seeking a strong corporate image. The available space is located on the 1st floor and offers fully refurbished open plan space with 22 on site car spaces.

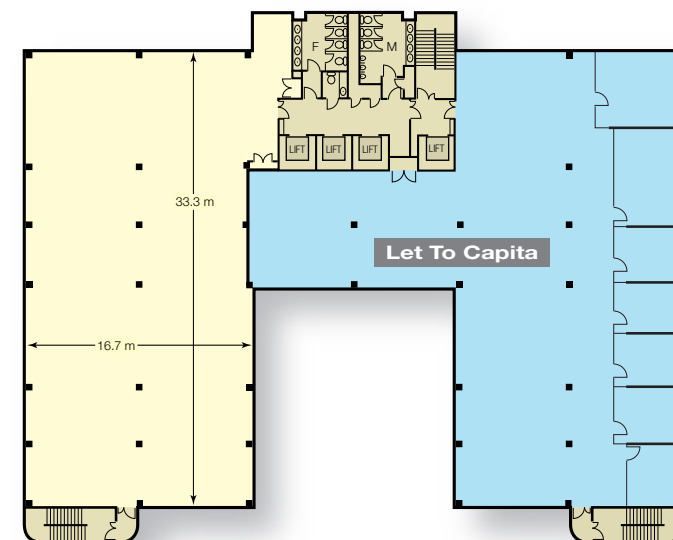
The refurbishment has included upgrades to the air conditioning system, installation of low glare LED lighting, new carpets and improvements to the WC accommodation. The reception /lobby area has also been refurbished and improvements have also been made externally to the front of the building.

The parking is located in the decked areas beneath the building, accessed from the Churchill Way carriageway.

Other occupiers in the building include AECOM, Capita and FCB Halesway.

## Specification

- Refurbished reception /entrance lobby
- Newly upgraded air conditioning
- Suspended metal ceiling tiles
- LED low glare lighting
- Four 13 person lifts (one suitable for goods)
- Full access raised floors
- Male, female and disabled toilets
- Car parking for 22 vehicles (1:268 sq ft)



**First Floor Plan** (not to scale)

5,900 sq ft approx. (548 sq m)



**EPC** For a full EPC report please contact the sole agents or view and download via the website [www.midpoint-basingstoke.co.uk](http://www.midpoint-basingstoke.co.uk)



Main entrance



View towards railway station from rooftop



Reception area



Indicative internal

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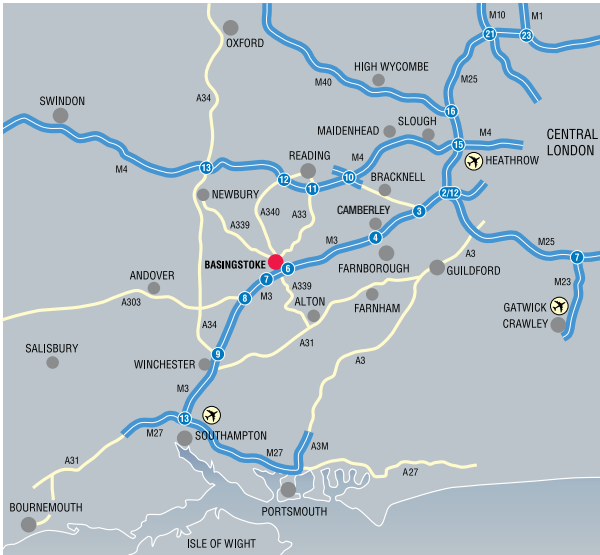
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Indicative internal photograph  
Partitioning is not provided





## Location

Junction 6 of the M3 motorway is 1.7 miles drive and provides a direct link to the M25, London, the south coast and 3 internationally recognised airports.

The railway station is a 400m walk from the property and offers a regular and fast service to Waterloo and other destinations.

The building is also within close proximity to the Festival Place Shopping Centre, the new John Lewis/Waitrose superstore, the bus station, the main NCP car park and the Anvil Concert Hall.

## Terms

A new lease is available for a term to be agreed. Occupational costs upon application to the joint agents. Each party will be responsible for their own legal costs.

## Viewing

By arrangement through the joint sole agents.



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