

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

The Courtyard, 15 Winchester Road, Basingstoke, Hampshire, RG21 8UE

EMAIL info@londonclancy.co.uk TEL +44 (0)1256 462222 FAX +44 (0)1256 840146

Basingstoke Camberley Southampton Winchester www.londonclancy.com



REFURBISHED BUSINESS CENTRE - INCLUSIVE RATES ON FLEXIBLE TERMS

STUDIOS AND OFFICES FROM 159 SQ FT [14.77 SQ M] TO 1,017 SQ FT [96.08 SQ M]



Devonshire Business Centre
Devonshire House
Aviary Court
Basingstoke RG24 8PE

LOCATION

Basingstoke is approximately 45 miles south west of London and served by Junctions 6 and 7 of the M3 Motorway. The M3 Motorway connects with the M25 Motorway (Junction 12) some 25 miles north east and Heathrow and Gatwick airports are 34 miles and 58 miles away respectively. Junction 11 of the M4 Motorway is approximately 16 miles to the north via the A33.

Devonshire Business Centre, Aviary Court is situated off Wade Road, on Kingsland Business Park with good access to Ringway East A339, linking with Junction 6 of the M3 Motorway and the A33 Reading Road. Basingstoke town centre is approximately 1 mile to the west from where the railway station provides a frequent service to London Waterloo (approx 45 minutes journey time).

DESCRIPTION

The property comprises a two storey 'L' shaped office built in the late 1980's with brick elevations and slate covered pitch roof. There is a centre core with spacious ground floor reception opening onto wings to both east and south and a passenger lift to the first floor.

The property has just been fully refurbished to provide a range of studio units and offices in a fully serviced, highly modern and efficient business environment.

AMENITIES

- Managed centre with on-site management team
- On-site parking
- High speed internet connections
- Telecoms solutions with digital services
- Air conditioning in all offices
- Kitchen and breakout areas
- 24 hour access with car entry system
- Fully serviced

RENT

Upon application. Licence fee includes heating, lighting, office cleaning and tea/coffee.

VIEWING please contact

RUSSELL WARE
LONDON CLANCY
01256 462222
russellware@londonclancy.co.uk

www.londonclancy.com

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

- a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.
- d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. London Clancy will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by London Clancy does not guarantee acceptance by the landlord.

