



CAN BE LET IN PART OR WHOLE FLOOR

## Clifton House (Ground Floor)

Bunnian Place, Alencon Link, Basingstoke, RG21 7JE

### Ground Floor offices with Parking

**1,920 to 3,926 sq ft**  
(178.37 to 364.74 sq m)

- Prominent town centre location
- Range of open plan and private offices
- Kitchen / break out areas
- WC facilities on each floor
- Secure barrier controlled car park
- Onsite parking for 18 cars
- **Available Q4 2026**

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## Summary

<b>Available Size</b>	1,920 to 3,926 sq ft
<b>Rent</b>	Rent on application
<b>Rateable Value</b>	£61,000
<b>Service Charge</b>	£8 per sq ft approximately excluding metered electricity
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (73)

## Description

Clifton House comprises a 3 storey office building with accommodation over ground and 2 upper floors. The available space presently offers 2 self-contained suites accessed through a communal ground floor reception and common parts which also provide WC facilities on each floor. The Ground Floor East suite comprises a reception area, 4 private suites, comms room, open plan space plus a kitchen. Amenities include carpeting, suspended ceilings incorporating recessed lighting plus part air-conditioning. The West suite also provides a range of open plan accommodation plus 4 private suites along with an attractive kitchen/break out area. Amenities include carpeting, exposed services, plus suspended LED lighting.

Externally, there is allocated car parking for 18 cars within the attractive landscaped surroundings.

## Location

The property is prominently located next to Basingstoke Railway Station and within walking distance of the town centre amenities. Alencon Link provides a direct route to Eastrop Roundabout for efficient access to the town's ringway system with Junction 6 of the M3 motorway approximately 1.5 miles distant.

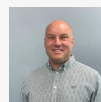
Basingstoke is 45 miles to the Southwest of London, the M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo timetabled with a fastest journey time of 45 minutes. Basingstoke with a Borough population of approximately 185,000 is a major centre for commerce and industry, having attracted several international and national companies who enjoy the diverse range of leisure/recreational facilities and the highly acclaimed Festival Place Shopping Centre.

## Terms

A new full repairing and insuring lease(s) is available on terms by negotiation. The lease(s) will be contracted outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

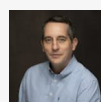


## Viewing & Further Information



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