

UNIT A THE CRESCENT
JAYS CLOSE
BASINGSTOKE, RG22 4BS



First Floor office suite of 11,125 sq ft Available To Let



For further information please contact:

Simon Knight

M: 07818 012 419

E: simonknight@brayfoxsmith.com

Matt Smith

M: 07436 976 049

E: matthewsmith@brayfoxsmith.com

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LOCATION

The Crescent is an exciting business destination at the gateway of the Viables Business Park, Basingstoke.

The Park is home to a number of multinationals including Adidas, Sony Broadcasting, Capita, Leverton Helm and Fujitsu. It is located midway between junction 6 and 7 of the M3 motorway, and close to the Basingstoke town centre and the Ring Road.

Basingstoke mainline railway station provides direct service to London Waterloo (45 minutes), Reading, Southampton and the West Country.

DESCRIPTION

The premises comprises the whole of the 1st floor which has been fully refurbished. It is currently all open plan and benefits from LED lighting, suspended ceilings and raised floors.

The building is accessed through its own dedicated 2 storey vaulted entrance. The building itself is set in an attractive landscaped 'campus style' setting and is part of 3 buildings, all with attractive brick faced elevations.



Floor	Sq Ft	SQ M
First Floor	11,125	1,033.55

SPECIFICATION

- Single Floor Plate
- Fully Refurbished
- Full Access Raised Floors
- New Air Conditioning / M&E
- LED Lighting
- 2.99m floor to ceiling height
- 43 allocated car parking spaces
- Passenger Lift
- JD Gym onsite

PRICE

Rent on application.

SERVICE CHARGE

Upon Application.

BUSINESS RATES

Upon Application.

TERMS / RENT

New flexible leases direct from the Landlord for a term to be agreed.

EPC CERTIFICATE

On Application

LEGAL COSTS

Each party to be responsible for their own legal and other costs associated with the transaction

VIEWING

Strictly by appointment through the sole letting agents Bray Fox Smith

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