



# CROMWELL PLACE

HAMPSHIRE INTERNATIONAL BUSINESS PARK  
BASINGSTOKE RG24 8YJ

**REFURBISHED, GRADE A  
BUSINESS PARK OFFICES**

**AVAILABLE TO LET, WITH OR  
WITHOUT MODERN FURNISHING**

**4,000 – 10,253 SQ FT**

**UP TO 48 ON SITE CAR PARKING SPACES**

**[CROMWELL-PLACE.COM](http://CROMWELL-PLACE.COM)**

# THE TOP FLOOR OF A THREE STOREY CORPORATE OFFICE WITHIN HAMPSHIRE INTERNATIONAL BUSINESS PARK, CHINEHAM, BASINGSTOKE.

## THE PREMIER BUSINESS PARK IN TOWN.

Cromwell Place comprises a 3-storey, high quality, corporate office building, two floors of which are currently let.

The 2nd floor, L-shaped office space benefits from panoramic views southwards towards Chineham and the town centre, accentuated by the building's elevated position.

A double-height reception area will be refurbished and modernised. It provides direct access to the 2nd floor either by way of two 13-person passenger lifts or the feature staircase.

Up to 48 parking spaces are offered with the entire floor, reflecting a ratio of approximately 1:214 sq ft.

The modern external elevations comprise a reconstituted stone façade at ground floor level, brickwork at 1st floor and distinctive glass curtain walling around the subject 2nd floor. Internally, the space is superbly fitted and currently includes attractive workstations.





THANK YOU FOR  
SOCIAL DISTANCING

COVER  
YOUR NOSE & MOUTH  
WHEN YOU COUGH OR SNEEZE

PLEASE KEEP  
2M  
SOCIAL DISTANCE

# A SPECIFICATION TO SUIT YOU



**'PLUG & PLAY'  
OPTION**



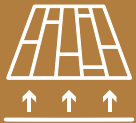
**LARGE KITCHEN AND  
BREAK-OUT OPTIONS**



**DOUBLE HEIGHT  
RECEPTION AREA**



**FEATURE BOARDROOM &  
ACOUSTIC MEETING PODS**



**FULL ACCESS RAISED FLOORS  
(WITH FLOOR BOXES)**



**SUSPENDED  
CEILINGS**



**LED LIGHTING  
(TO BE INSTALLED)**



**4 PIPE FAN COIL  
AIR-CONDITIONING**



**EXCELLENT PARKING RATIO  
(1:214 SQ FT)**



**POTENTIAL FOR  
E-CHARGING POINTS**



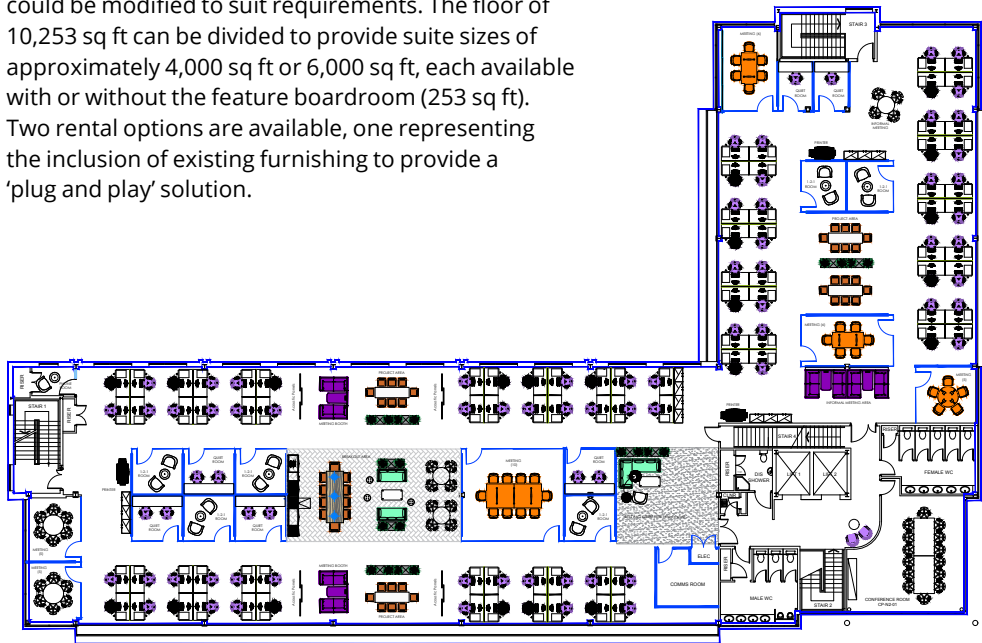
**TWO 13-PERSON  
PASSENGER LIFTS**



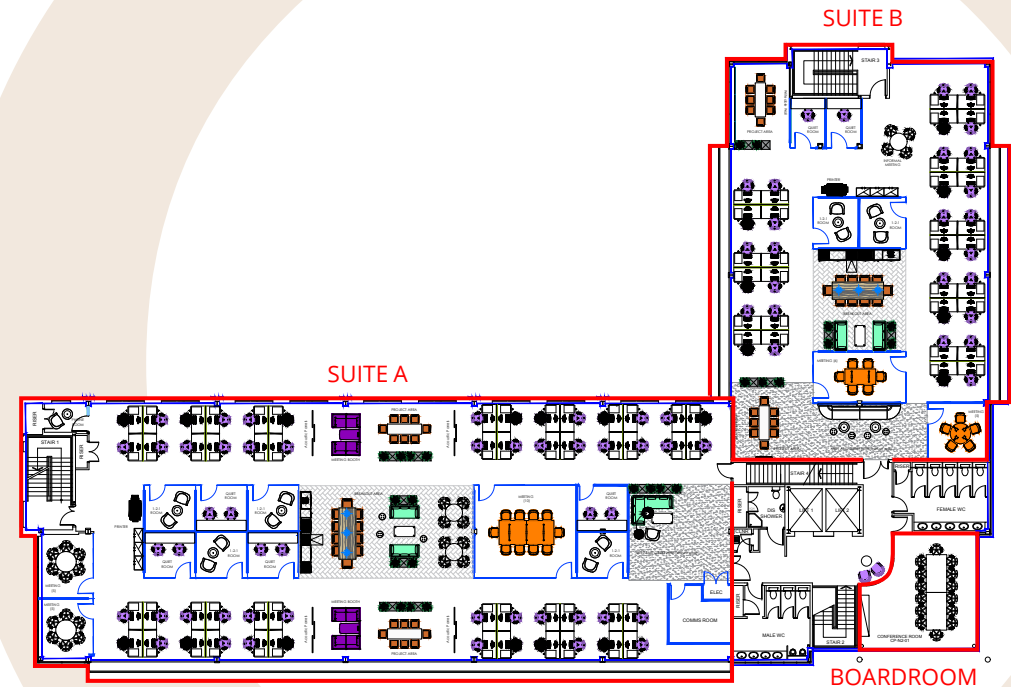
**EPC RATING  
D-92**

# CHOOSE THE OPTION THAT WORKS FOR YOU

The space is available as a 'plug and play' option, or could be modified to suit requirements. The floor of 10,253 sq ft can be divided to provide suite sizes of approximately 4,000 sq ft or 6,000 sq ft, each available with or without the feature boardroom (253 sq ft). Two rental options are available, one representing the inclusion of existing furnishing to provide a 'plug and play' solution.



FULL FLOOR OPTION



SPLIT OPTION

SUITE	SQ FT	SQ M	CAR SPACES	OPEN DESKS	PRIVATE OFFICES / SEATS	MEETING ROOM / CAPACITY	ANCILLARY	OTHER
Boardroom	253	23.5	0	-	-	14 seats arranged around boardroom table. Additional capacity available.	Side cabinet for serving and TV screen	Available pre-booking or integral with either suite
Suite A	6,000	557.5	30	52 Desks	6 x 1 person 1 x 2 person			
Suite B	4,000	371.6	20	28 Desks	3 x 1 person			
<b>COMBINED</b>	<b>10,253*</b>	<b>929.1</b>	<b>50</b>	<b>80 DESKS</b>	<b>ALL OF THE ABOVE</b>	<b>ALL OF THE ABOVE</b>	<b>ALL OF THE ABOVE</b>	<b>-</b>

\*Measured on an NIA basis in accordance with the RICS Property Measurement (2nd Edition, January 2018) professional statement.

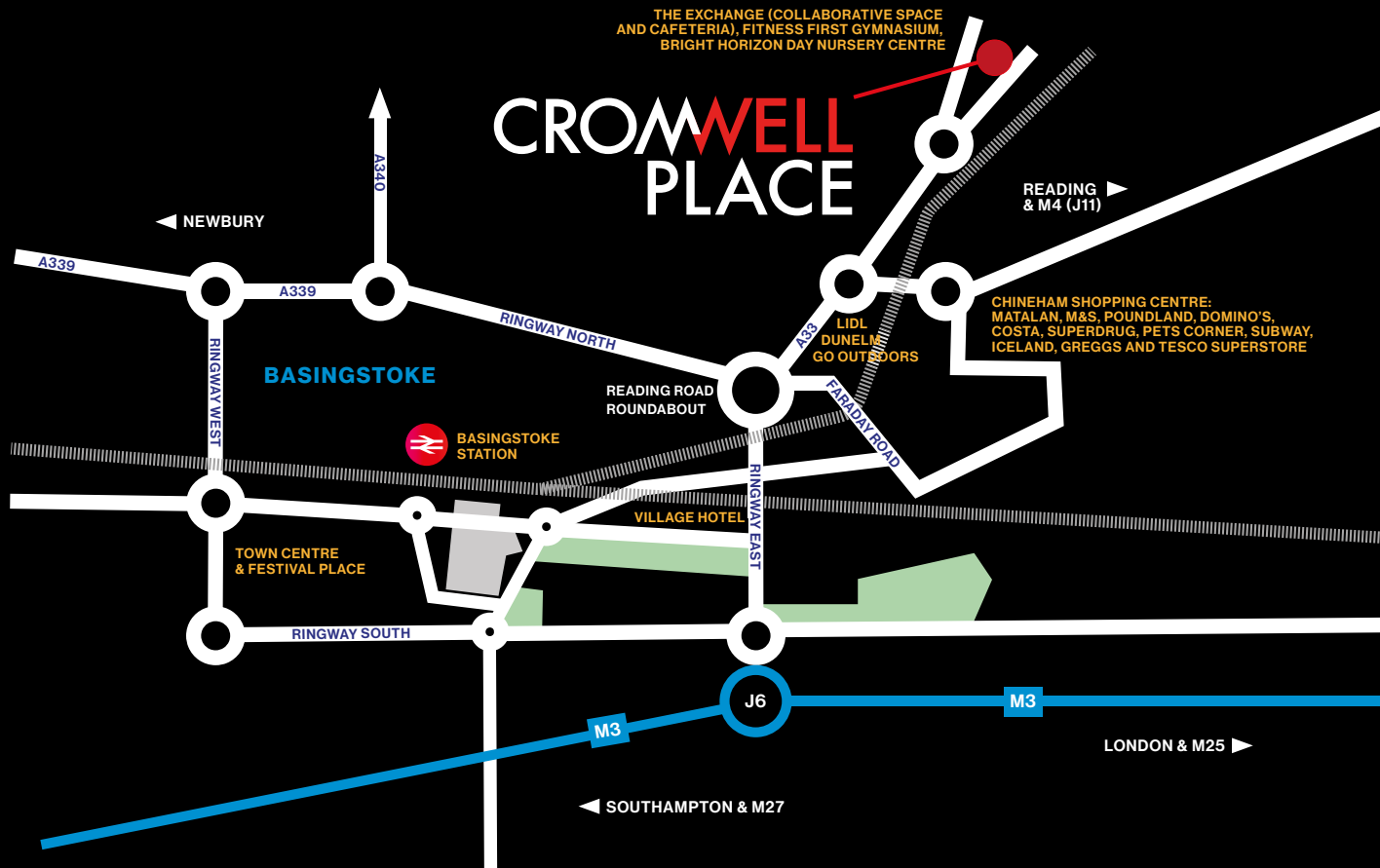
## LOCATION

Basingstoke is a strategic office location in North Hampshire and represents a key office market along the M3 corridor. The town is located approximately 52 miles to the south west of London, 30 miles to the north of Southampton; and 17 miles to the south of Reading.

The thriving business community in this area is testament to the location's excellent communication links, IT availability and a stimulating work environment.

Cromwell Place is situated on Hampshire International Business Park, just to the north of Chineham Park, around 3 miles north east of Basingstoke town centre and junction 6 of the M3 motorway.

The building is positioned in a parkland setting with amenities nearby including a gymnasium, day nursery centre and a coffee/food outlet.



### BY ROAD

The town boasts excellent road connectivity, being served by junctions 6 and 7 on the M3 motorway. There is easy access to junction 12 on the M25 (approximately 27 miles) and junction 11 of the M4 at Reading (approximately 15 miles). Four international airports, including Gatwick and Heathrow, are located within 60 minutes drive time.

### THE RINGWAY

The Ringway is an orbital dual carriageway system which provides fast and efficient accessibility to all parts of the town. Cromwell Place is located approximately 1½ miles from Reading Road roundabout which forms the intersection between Ringway North and Ringway East.

### BY RAIL

Basingstoke's mainline railway station provides a direct link to London Waterloo, with a fastest journey time of 43 minutes. In addition, there are regular services to Reading (15 minutes), Woking (18 minutes) and Southampton (30 minutes).

### BY PLANE

Cromwell Place is perfectly located for any business wishing to access major airports, including Heathrow, Gatwick, Southampton and Bournemouth.



# CROMWELL PLACE



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