



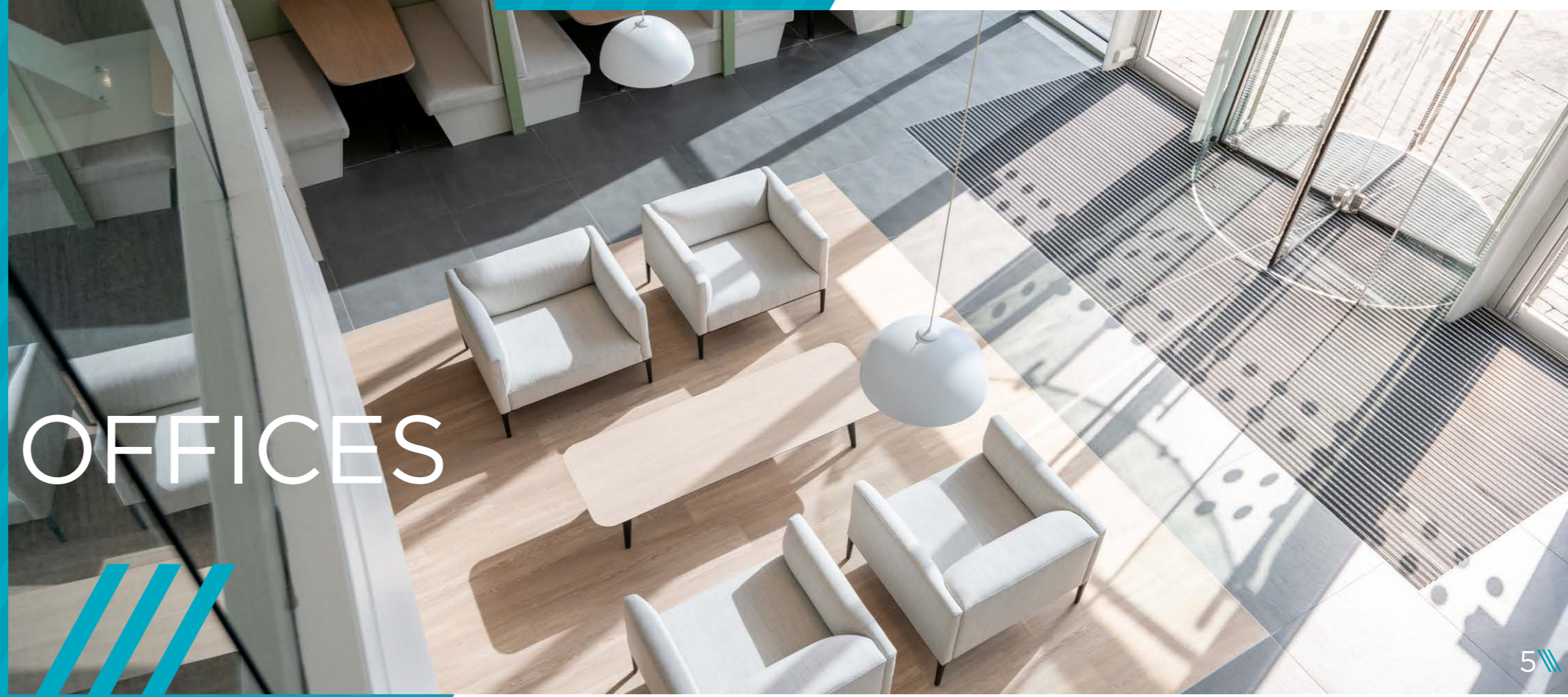
VIABLES3

BASINGSTOKE RG22 4BS  
**GRADE A OFFICES**  
**UP TO 10,120 SQ FT**





VIABLES3 is a highly specified office building, which has been fully refurbished, including re-modelled reception and office floor. Ideal for an organisation seeking a strong corporate image which benefits from excellent transport links and access to local amenities. Other occupiers in the building include National Highways, Adidas and Capita.



# GRADE OFFICES

UP TO 10,120 SQ FT

# ADDED VALUE DETAILS

THE AVAILABLE SPACE BENEFITS FROM THE FOLLOWING FACILITIES AND SPECIFICATION



SECURE SELF CONTAINED SITE WITH BUILDING SECURITY CONCIERGE



EXCELLENT CAR PARKING RATIO OF 1:239 SQ FT



BUILDING HEATING VENTILATION AND AIR CONDITIONING SYSTEM



3 NO. 13 PERSON PASSENGER LIFTS



LARGE DOUBLE HEIGHT RECEPTION AREA



ROOF MOUNTED SOLAR PV SYSTEM WHICH GENERATES RENEWABLE ELECTRICITY FOR THE MAIN BUILDING SYSTEMS



CYCLE STORE



TOILET AND SHOWER FACILITIES ON EACH FLOOR



LED LIGHTING



4 EV CAR CHARGING POINTS



FULL ACCESS RAISED FLOORS



EPC B



7 MINUTE DRIVE TO BASINGSTOKE STATION (LONDON 42 MINUTES AND READING 17 MINUTES)



5 MINUTE DRIVE TO THE M3



M&S CLOSE BY PLUS NEW ADJACENT RETAIL OFFERING





SOUTHAMPTON  
& M27

M3

LONDON  
& M25



# AVAILABLE SPACE

The available space is located on the first floor and comprises of a self-contained Grade A floor of circa 10,120 sq ft. A new business lounge has also been created in the reception area.

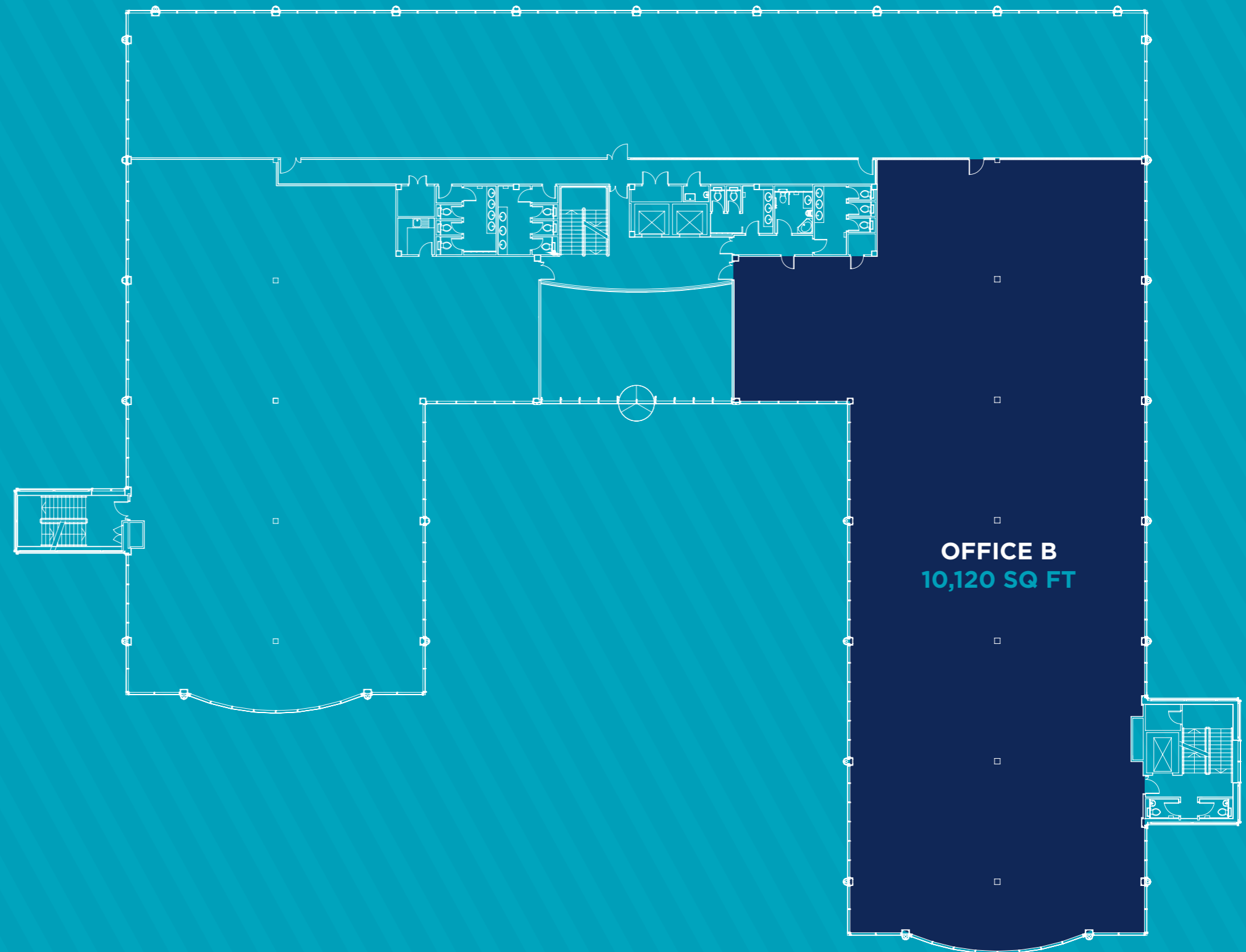
## SCHEDULE OF AREAS

FIRST FLOOR	SQ FT	SQ M
OFFICE B	10,120	940
<b>TOTAL</b>	<b>10,120</b>	<b>940</b>

NIA

## TERMS

New direct lease from the Landlord on terms to be agreed.



# IN THE VICINITY

**BASINGSTOKE** is built for business, with excellent road and rail links, great amenities, a pro-business council and superb quality of life.

The Basingstoke employee base is strong in telecoms, IT, pharma, financial services, defence and electronics.

The town centre is just a mile to the north east of Viabes, and offers an array of shopping, dining and leisure and arts facilities.

The town is surrounded by beautiful Hampshire countryside offering a wide range of sporting and recreational opportunities.

With its open air festivals, performance venues, galleries and museums, there is plenty to do in Basingstoke all year round.

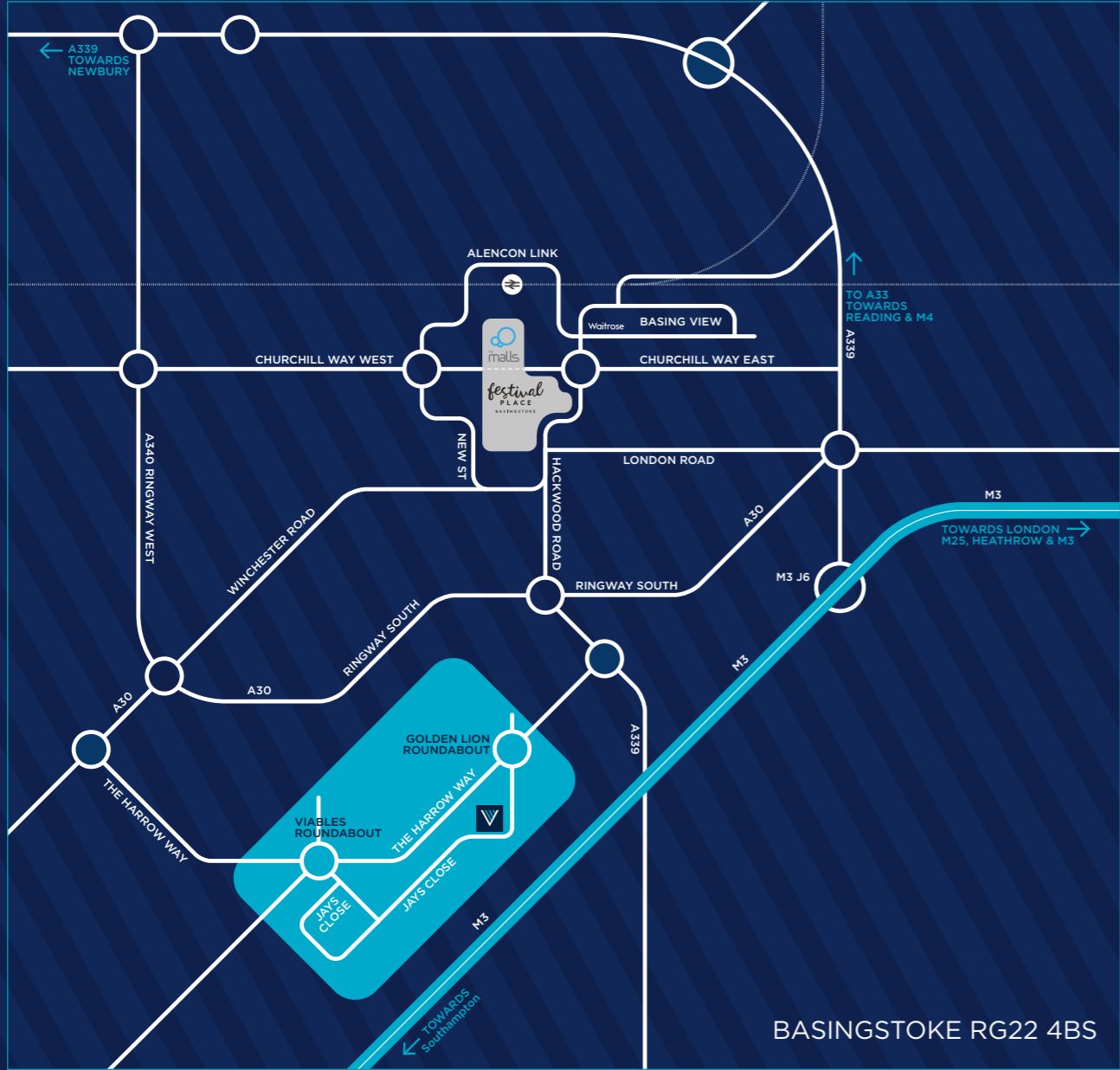
The park is home to a number of multinationals including Motorola, De La Rue, Adidas, Sony Broadcast, Capita, Hawk-Eye & Fujitsu.



THE ANVIL CONCERT HALL AND PERFORMING ARTS CENTRE



# THE VIABLE CONNECTIONS



VIABLES3 is located approximately halfway between junctions 6 and 7 of the M3 motorway, close to Basingstoke town centre and the ring road.

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

The latter can be accessed by car within a couple of minutes and results in a highly efficient road system within the town.

The Elizabeth Line into London can be accessed at Reading from 2021, some 15 minutes by rail and 17 miles by road.





[v3basingstoke.co.uk](http://v3basingstoke.co.uk)



For further information, please contact the joint sole agents:

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