

BRUNEL HOUSE

Stephenson Road | Houndmills | Basingstoke | RG21 6XR

SELF-CONTAINED OFFICE BUILDING WITH STUDIO,
WAREHOUSE, SECURE YARD & PARKING FOR SALE



OFFICES

11,178 SQ FT

(OFFICE & OPEN PLAN STUDIO)

WAREHOUSE

3,985 SQ FT

(PLUS 309 SQ FT MEZZANINE)

- + High quality HQ office building with secure yard, parking, warehouse and studio
- + Flexible accommodation
- + Newly refurbished
- + Excellent on site parking
- + Located within walking distance of town centre and train station



Building A - First Floor

DESCRIPTION

The property offers flexible accommodation as detailed below:-

Building A/Offices comprises of an L-shaped office premises with a smart and striking double height reception area set at an angle to the main building.

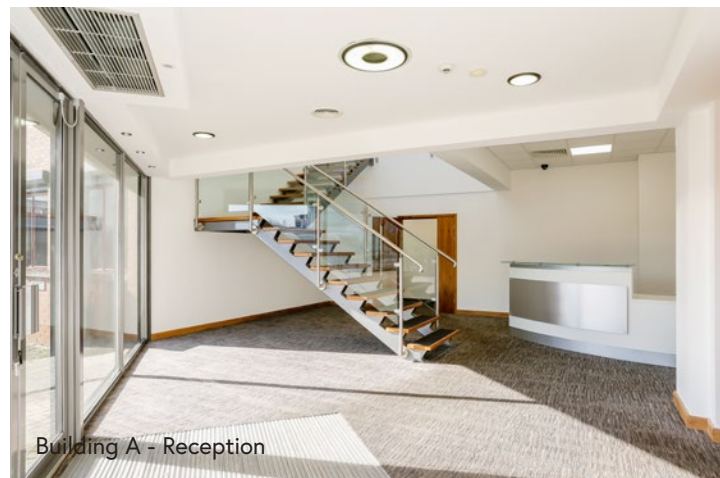
The property has pillars on the ground floor but can otherwise be configured to create a flexible open plan space. The accommodation comprises of four main office areas with air conditioning, and includes a lift which has been recently serviced as well as Male/Female WC's and kitchens at both ground and first floor levels.

Building B/Studio can be accessed at ground floor level from Building A/Office as well as directly from the secure rear yard via a double height dedicated entrance and provides contemporary open plan accommodation currently configured to provide a large open plan kitchen/breakout area with a glass meeting room above.

Building C/Warehouse is a modern air-conditioned open plan warehouse facility with screed level floor, a small mezzanine to one end suitable for offices and/or storage, with a kitchen, WCs and changing facilities underneath. The property benefits from lighting, 3-phase power and two electric roller shutter doors.

There are approximately 65 car parking spaces across the site's two secure outside spaces. The rear car park could also be used as a secure yard and in the event of a split, the rear yard would be demised to Building B/Studio and Building C/Warehouse, with its own direct access on to Stephenson Road.

VIEW THE 360 TOUR HERE:
<https://tlgd-tours.co.uk/brunel-house/>



Building A - Reception



Building A - Fitted Offices

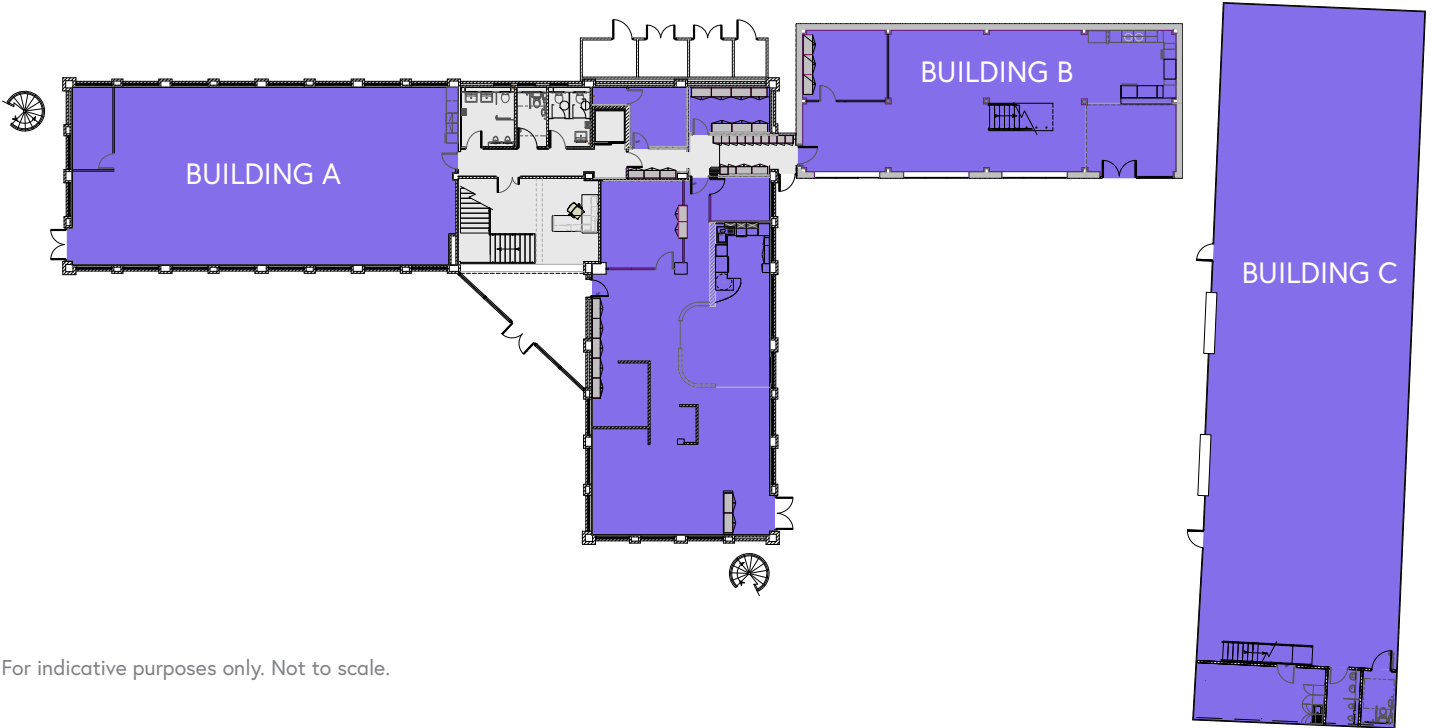
ACCOMMODATION

We understand the Net Internal floor areas (NIA) are as follows;

UNIT	FLOOR	PARKING	SQ M	SQ FT
Building A - Office (NIA)	Ground Floor		407	4,383
	First Floor		389	4,187
	Total		796	8,570
Building B - Studio (NIA)	Ground Floor		129	1,385
	First Floor		114	1,222
	Total		243	2,607
Building C - Warehouse (NIA)	Ground Floor		370	3,985
	Mezzanine		28.66	309
	Total		398.66	4,294
TOTAL		(approx.) 65 car parking spaces	1,437.66	15,471



GROUND FLOOR





External - Building A/Office



External - Building B/Studio



External - Building C/Warehouse

LOCATION

The property is located in the Houndsmills area of Basingstoke to the North East of the town centre, just off the A340 Ringway West via Brunel Road, minutes from Junction 6 of the M3 and only 30 minutes from J11 of the M4. Basingstoke Town Centre and Basingstoke Railway Station are a 10 minute walk away with other food, leisure, and fuel amenities in very close proximity.

EPC

EPC Rating: D:77

BUSINESS RATES

Rateable Value for whole property: £131,000

TERMS

The Long Leasehold is available to purchase. Price on application.

VIEWING & FURTHER INFORMATION

Please contact the sole agent for further information or an appointment to view.



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MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Designed and produced by www.tlgd.co.uk September 2024.