



AVAILABLE FOR SALE OR TO LET



## Dame Mary Fagan House

Lutyens Close, Basingstoke, RG24 8AG

### Rare Freehold/Leasehold Opportunity for Modern Headquarter Style Office Building

8,600 to 48,350 sq ft

(798.97 to 4,491.86 sq m)

- Would suit an investor, or owner occupier/developer (subject to planning and vacant possession)
- Opportunity for an alternative use (subject to planning and vacant possession)
- Vacant Office Suites can be let individually
- Located on an approx 3.26 acre site
- Approx 209 car parking spaces
- Suspended Ceilings
- Raised Flooring
- 2x Passenger Lifts
- Separate goods entrance

# Dame Mary Fagan House, Lutyens Close, Basingstoke, RG24 8AG

## Summary

Available Size	8,600 to 48,350 sq ft
Price	Price on application
Business Rates	All applicants are to make their own enquiries into their Business Rates liability for Dame Mary Fagan House.
Service Charge	TBC
EPC Rating	D (98)

## Description

Dame Mary Fagan House is located on an approximate 3.26 acre site and comprises of a Modern Office Building with approx 209 car parking spaces (approximately 1:209 sq ft net ratio). The property is located from level 0 to level 3, with the breakdown of the sizes of each level stated in the accommodation section.

The Freehold of Dame Mary Fagan House is available for sale, or alternatively, the remaining vacant office suites are available to let.

## Location

Basingstoke is North Hampshire’s principle commercial centre, supporting a borough population of 180,000 people. Communications are vital to the continuing growth of the town, with excellent links to the national rail network via a highly efficient internal ring road system and with fast direct rail services to London Waterloo (45 minutes).

The subject property is located two miles north-east of Basingstoke town centre, which benefits from excellent amenities including the well established Festival Place Shopping Centre.

## Accommodation

The accommodation comprises the following approximate areas, which covers the total area of the subject property (not deducting the areas which are currently let). Each applicant would need to undertake their own due diligence on this:

Name	sq ft	sq m
Unit - Level 0 - Storage	475	44.13
Unit - Level 1 - Offices	8,600	798.97
Unit - Level 1 - Atrium	2,600	241.55
Unit - Level 2 - Reception	1,675	155.61
Unit - Level 2 - Offices	17,500	1,625.80
Unit - Level 3 - Offices	17,500	1,625.80
<b>Total</b>	<b>48,350</b>	<b>4,491.86</b>

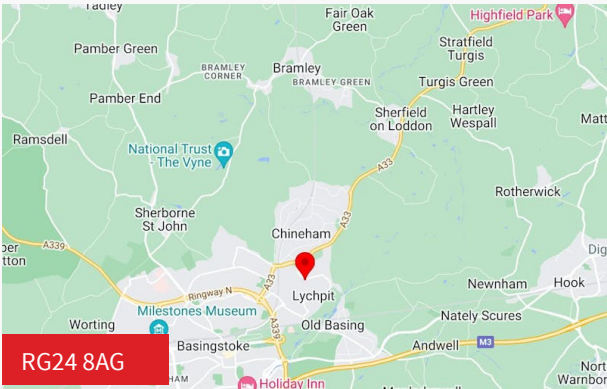
## Viewings

All viewings are to be arranged in advance with Curchod & Co.

## Tenancy Information

Curchod & Co have been informed that Hampshire and Kent Commercial Services LLP (Trading as Connect2Hampshire) currently occupy approximately 5,177 sq ft on Level 3 and are paying a rent of £84,000 per annum inclusive of business rates and service charge. This is reviewed annually in line with CPI. The lease expiry is 31st March 2029. Curchod & Co can provide full lease documentation upon request.

Hampshire County Council currently occupy the Ground Floor (Level 2) and part of Level 3 but not on a commercial lease.



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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Subject to Contract

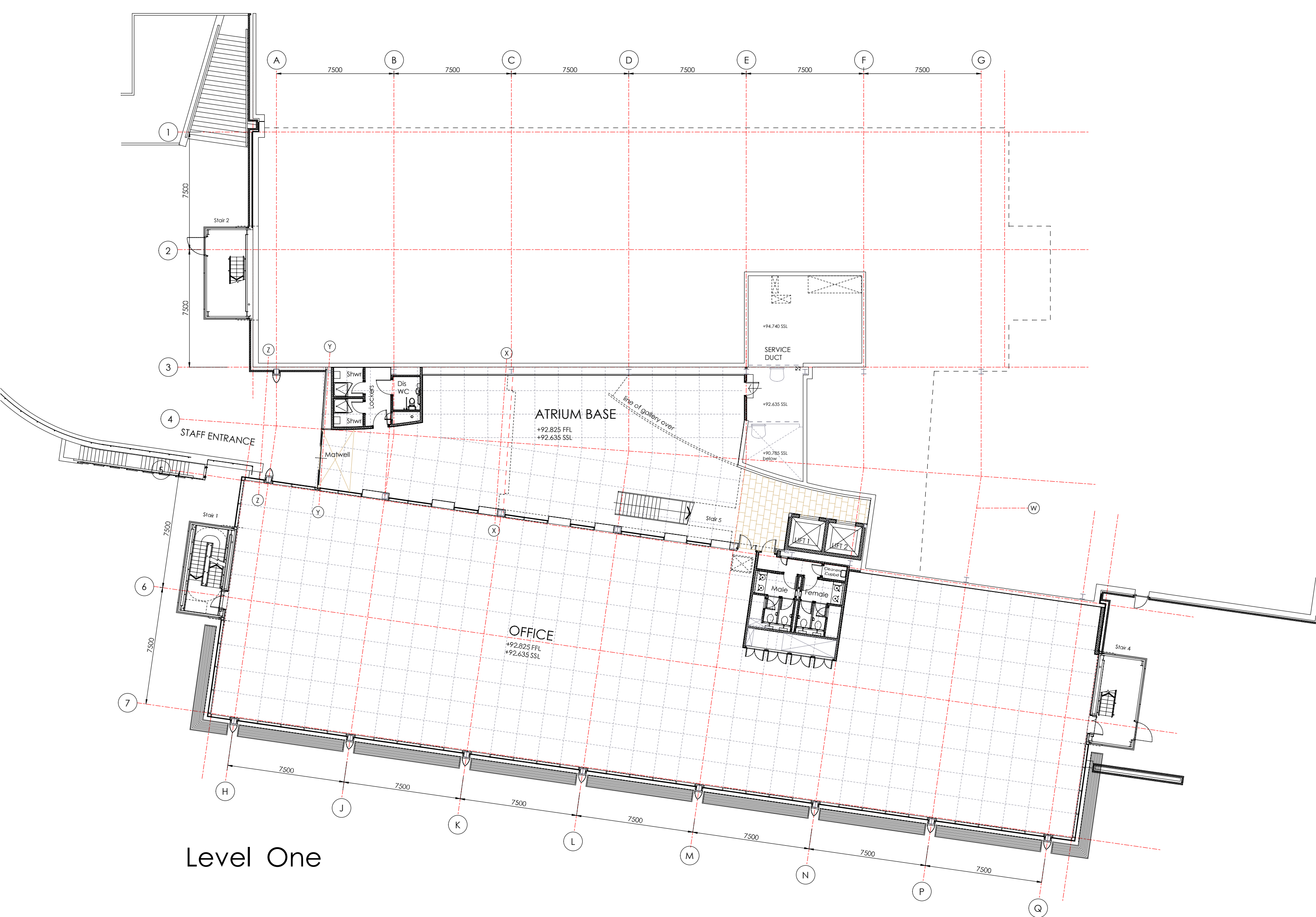
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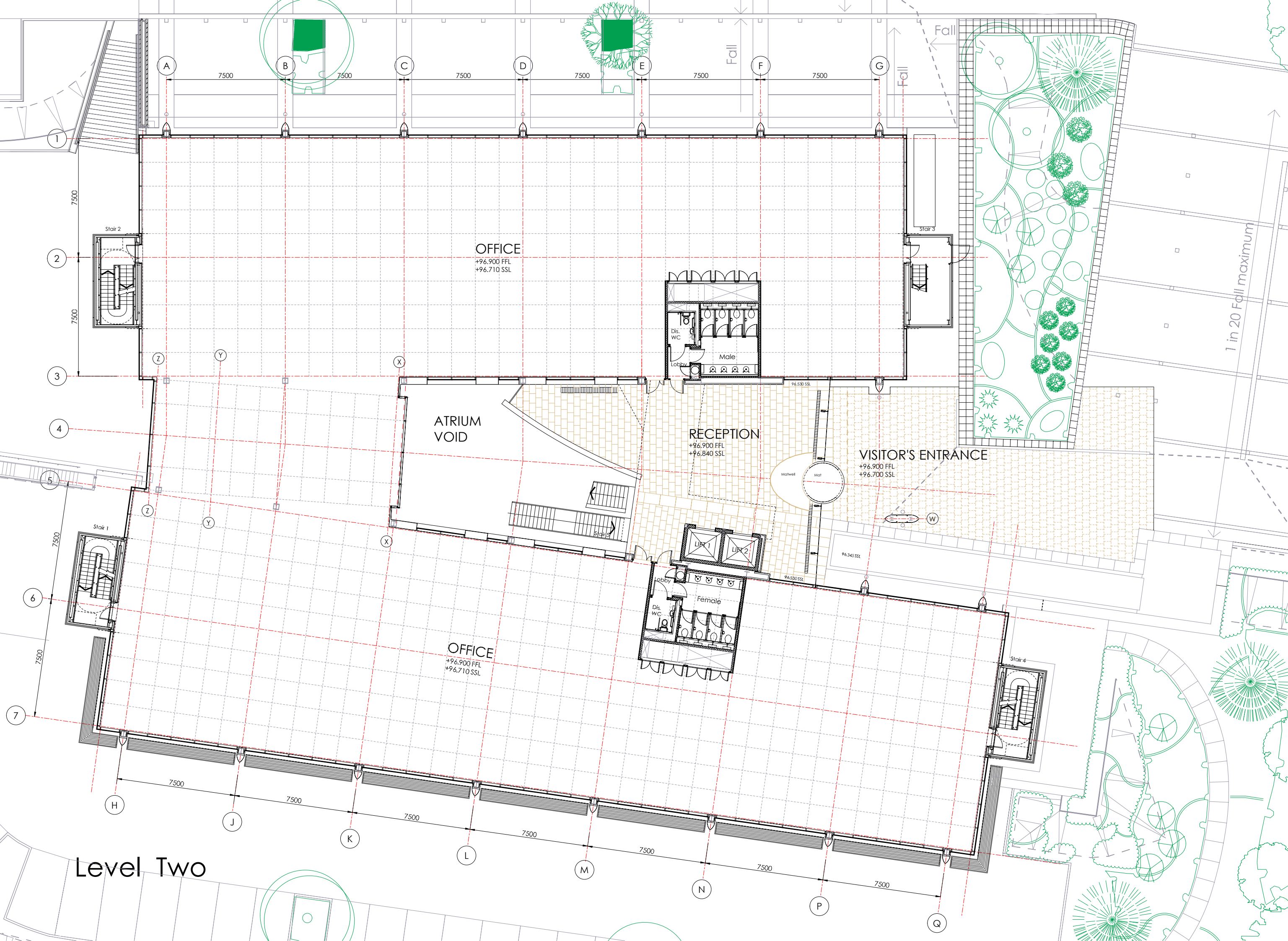








Level One



Level Two





Level Three