

**PART INVESTMENT**



### Unit 3 Prisma Park

Prisma Park, Berrington Way, Basingstoke, RG24 8GT

## Self-contained Modern Out-of-Town "Courtyard" Office Building

898 to 1,799 sq ft

(83.43 to 167.13 sq m)

- Current income stream reflecting £14,866.50 pax with potential to increase to c. £28,336 pax.
- Part investment, part vacant freehold opportunity.
- Adjacent to the L&G owned Kingsland Business Park
- Newly installed kitchen at first floor. WCs ground and first floors. Gas fired central heating
- Fast Fibre Broadband available onsite
- 6 allocated onsite car parking spaces in total.

Summary

Available Size	898 to 1,799 sq ft
Rent	(1st Floor)
Price	£320,000 Guide
Rates Payable	£10,354.25 per annum April 2023
Rateable Value	£20,750
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

Description

Unit 3 comprises a modern self-contained two storey office building set within a courtyard of similar buildings. The ground floor is essentially open plan with a bi-folding partition creating a boardroom. It has substantial windows front and rear allowing good natural light, a single WC and tea making facilities.

The first floor is accessed via the ground floor entrance lobby and is arranged as an open plan area. There is a WC and a separate kitchenette. The suite benefits from a vaulted style studio with a lantern sky light and electric blinds.

Location

Basingstoke is strategically located in the heart of Southern England. It lies some 45 miles south west of London, linked by the M3 motorway at junctions 6 & 7 and also served by a frequent rail service to and from Waterloo. The lower section of the M3 motorway ultimately provides a link to the South Coast ports.

Basingstoke is a vibrant town with a strong economy, already home to a number of large international employers and support companies. In particular, it is highly ranked by the National Institute of Economic & Social Research, as being a popular destination for IOT and digital companies.

Prisma Park, in Berrington Way, is situated just off Wade Road and has easy access to Junction 6 of the M3 Motorway via the eastern side of the ringway system. It is also well placed to benefit from the local shopping facilities at Chineham Shopping Centre.

Accommodation

The accommodation comprises of the following

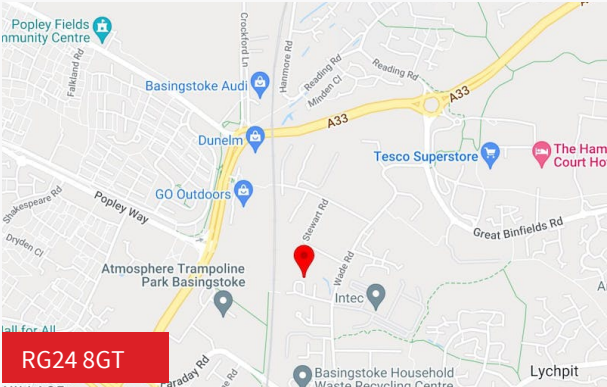
Room	sq ft	sq m	Availability
Ground	901	83.71	Let
1st	898	83.43	Available
<b>Total</b>	<b>1,799</b>	<b>167.14</b>	

Tenancy

The ground floor has been let to Ace Trainers Ltd for a term of 10 years (from October 2022) drawn on an effective FRI basis with a mutual break and upwards only rent review at 5th anniversary and at a current passing rent of £14,866.50 pax. The lease was contracted outside of the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 (part II).

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



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