

Snamprogetti House

Snamprogetti House
Basing View · Basingstoke

Flexible lease terms and
competitive rent



A corporate office building
offering suites from
3,160 – 46,035 sq ft
(294 – 4,276 sq m)

Walking distance from town
centre amenities, coupled with
generous on site parking

Snamprogetti House

This attractively designed property, constructed in the 1980's, occupies a prominent site on the upper tier of Basingstoke's central business area. It lies within 5 minutes walk of the railway station and the Festival Place shopping centre. Its position is also such that junction 6 of the M3 motorway can be reached by car in under 5 minutes, and the ring road in 2 minutes, thus providing immediate access to trunk roads connecting with other commercial centres.

The building is a concrete frame construction with attractive brick and glazed elevations. Available space is arranged over a number of floors - see schedule. The majority of the accommodation is open plan, although internal configurations vary marginally. The parking ratio for the building (*approx 1:220 sq ft*) is arguably the best available on Basing View.

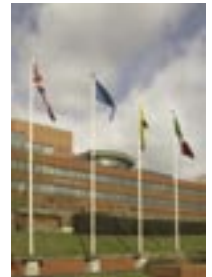


Lease Terms and Costs

New underleases are offered by Snamprogetti Ltd on reasonably flexible terms - ideally 5 years and upwards, but consideration will be given to shorter leases as appropriate.

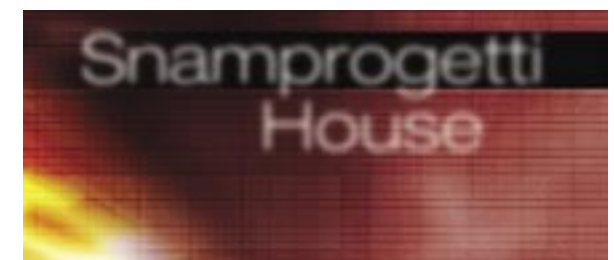
The base rent for the accommodation is to be the equivalent of £10.50 per sq ft. Air-conditioning cassettes could be installed by Snamprogetti Ltd, with costs rentalised over the period of the lease term.

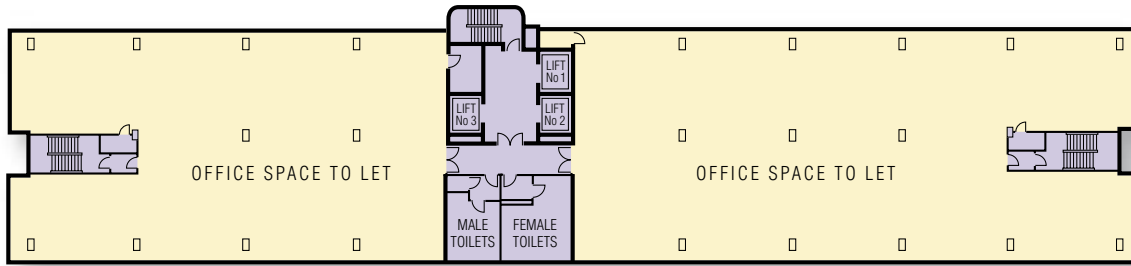
Guidance on rates and service charge costs can be provided upon application.



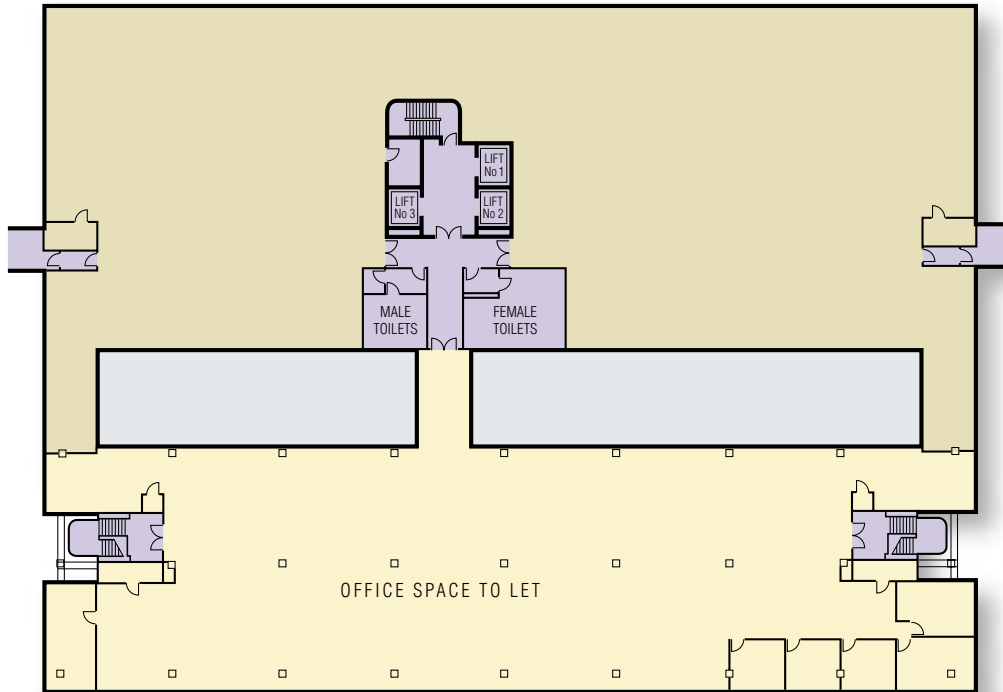
Amenities

- Gas fired central heating
- Three compartment underfloor trunking
- Mechanical air circulation system
- Suspended ceilings with recessed lighting
- New carpet tiles throughout
- Three large passenger lifts
- Mail and female toilets to each floor
- Manned reception area and security patrols
- Existing IT cabling/wiring
- Double glazed windows with vertical blinds





TYPICAL UPPER FLOOR PLAN



FIRST FLOOR PODIUM LEVEL

Other major occupiers in the area include:



Schedule of Areas

	sq m	sq ft	Parking
Ground Floor	294	3,163	14
First floor (podium block)	972	10,463	47
Third floor (west wing)	427	4,601	21
Third floor (east wing)	551	5,932	27
Fourth floor (west wing)	443	4,771	22
Fourth floor (east wing)	574	6,183	28
Fifth floor (west wing)	445	4,789	22
Fifth floor (east wing)	570	6,133	28
Total Net Internal Area, approx.	4,276	46,035	209

nb: Individual wings and floors can be combined to satisfy larger requirements.

Basingstoke

The town is regarded as North Hampshire's principal strategic commercial centre.

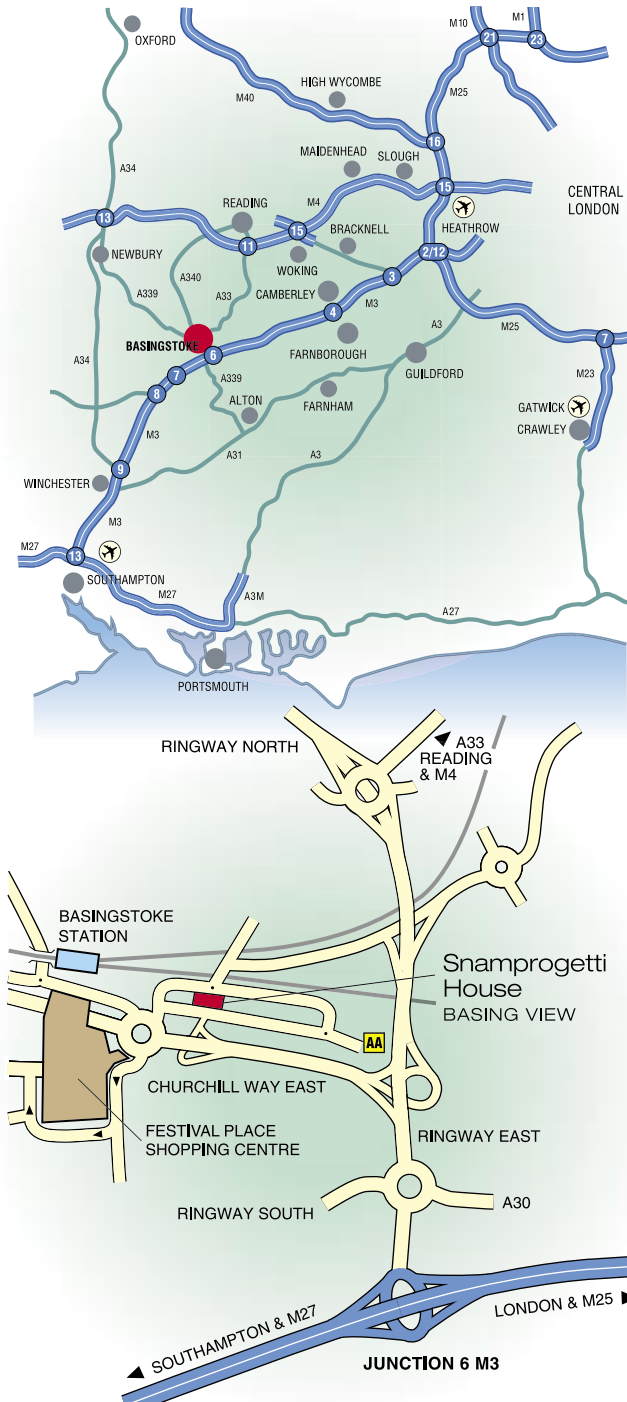
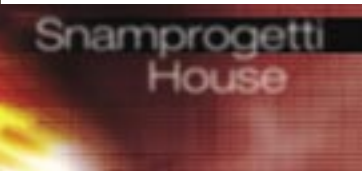
Communications are excellent thanks to the national motorway links - junctions 6 and 7 on the M3 serve the town and provide rapid access to the rest of the motorway network in the



south. International and European airports are easily accessible.

The town's ringway system also provides rapid access to and from various destinations, and the fast and frequent rail system to London (*Waterloo*) is a frequent reason for companies choosing to relocate to the town.

The Festival Place shopping centre was completed in late 2003 and promoted the town to one of the top UK shopping mall rankings.



Communications

Road

M3 motorway (J.6) via ring road	1 mile
M4 motorway (J.11) via A33	15 miles
M25 motorway (J.12) via M3	30 miles
Central London, via M3	52 miles
Reading, via A33	18 miles
Southampton, via M3	32 miles

Rail

London (Waterloo)	45-50 mins
Reading	25 mins
Guildford	30 mins
Southampton	30 mins
Bristol	120 mins
Birmingham	155 mins

Air

Southampton/Eastleigh Airport	30 miles
Heathrow Airport	36 miles
Gatwick Airport	58 miles

Viewings by application to sole agents:



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