



BASINGSTOKE RG24 8QB

GRADE A OFFICE SPACE
UNIT 2 3,139 – 9,936 SQ FT
SELF-CONTAINED BUILDING















FARADAYOFFICEPARK.COM

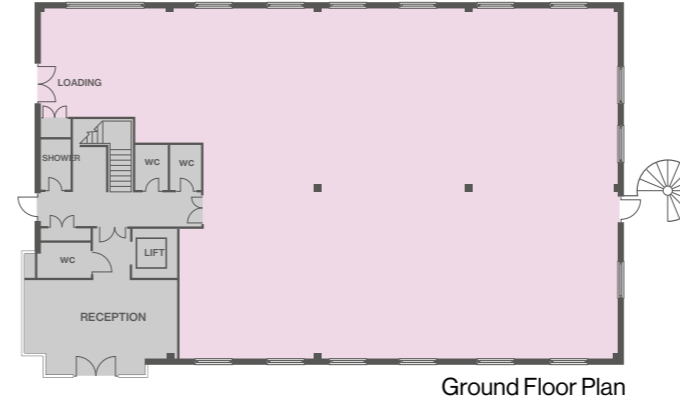


Faraday Office Park comprises seven modern, refurbished, self-contained office buildings arranged in an attractive, landscaped courtyard setting with an excellent average parking ratio of 1:256 sq ft.

Unit 2 is a three storey self-contained detached building with space available as a whole or on individual floors.

The building benefits from an integral VRF air conditioning system, fully accessible raised floors, new suspended ceilings with LED light fittings and a passenger lift. The second floor is partly fitted with a number of meeting rooms and a kitchenette.

 VRF AIR CONDITIONING	 SUSPENDED CEILINGS	 LED LIGHTING	 FULLY ACCESSIBLE RAISED FLOORS	 AVERAGE CAR PARKING RATIO 1:256 SQ FT	 SECOND FLOOR PARTLY FITTED
 PASSENGER LIFT	 REDECORATED AND RECARPETED	 REFURBISHED RECEPTION AREAS	 LANDSCAPED COURTYARD SETTING	 EPC RATING C	 KITCHENETTE ON SECOND FLOOR



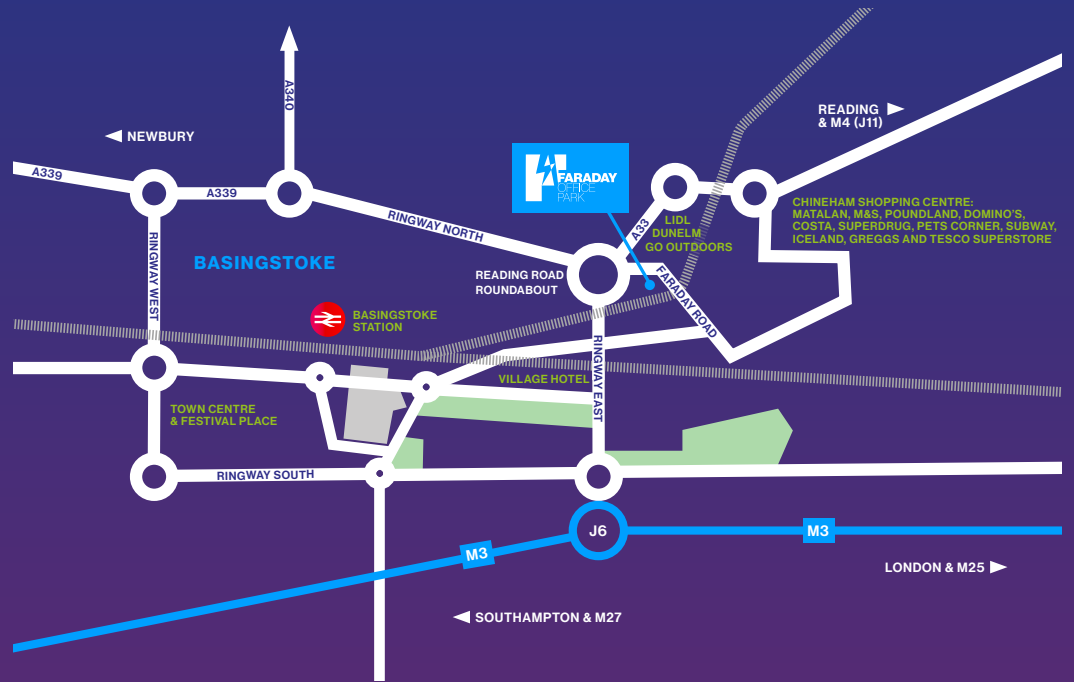
UNIT 2 3,139 – 9,936 SQ FT

	sq ft	sq m
Second	3,403	316
First	3,394	315
Ground	3,139	292
TOTAL	9,936	923



LOCATION

Faraday Office Park is situated in a prominent and highly visible position within a 1/4 mile of the Ringway North and Reading Road (A33) intersection, providing dual carriageway access to both junction 6 of the M3 motorway (1.5 miles) and the town centre (1.5 miles). There are frequent rail services to London (Waterloo), with the fastest journey time being approximately 43 minutes. London Heathrow and Gatwick airports are approximately 38 miles and 60 miles away respectively.



For further information contact the joint agents

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