



BASINGSTOKE RG24 8QB

## **UNIT 2**

GRADE A OFFICE SPACE

3,139 – 9,936 SQ FT

SELF-CONTAINED BUILDING

**FULLY FITTED OFFICES AVAILABLE**



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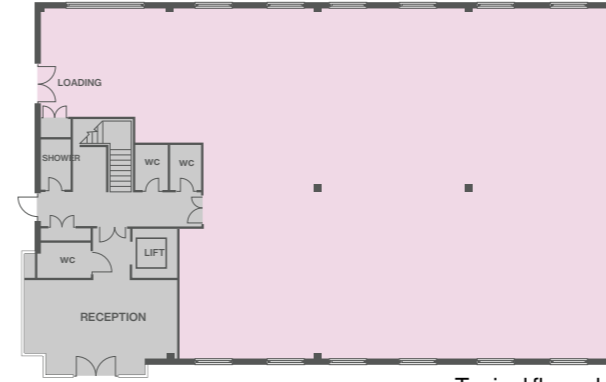


Faraday Office Park comprises seven modern, refurbished, self-contained office buildings arranged in an attractive, landscaped courtyard setting with an excellent average parking ratio of 1:256 sq ft.

Unit 2 is a three storey self-contained detached building with fully fitted options available.

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 ground floor will provide a fully fitted suite, due to complete April 2023. The second floor is partly fitted with a number of meeting rooms and a kitchenette.

 FULLY FITTED GROUND FLOOR SUITE AVAILABLE APRIL 2023	 PART FITTED SECOND FLOOR	 VRF AIR CONDITIONING	 SUSPENDED CEILINGS	 LED LIGHTING	 FULLY ACCESSIBLE RAISED FLOORS
 CAR PARKING RATIO 1:256 SQ FT (14 SPACES PER FLOOR)	 PASSENGER LIFT	 REDECORATED AND RECARPETED	 REFURBISHED RECEPTION AREAS	 LANDSCAPED COURTYARD SETTING	 EPC RATING C



Typical floor plan

## UNIT 2 3,139 – 9,936 SQ FT

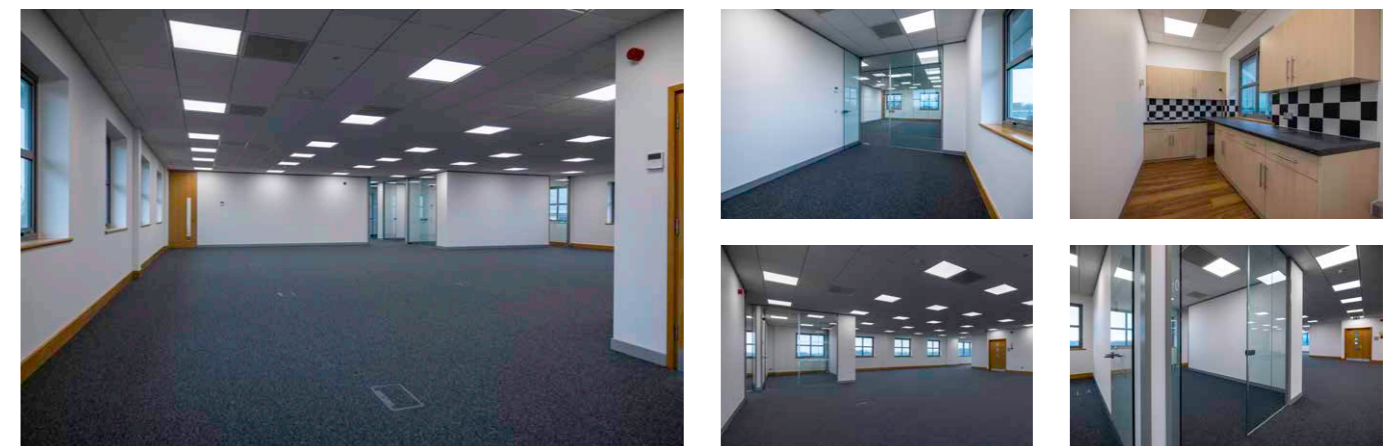
	sq ft	sq m
Second – PART FITTED	3,403	316
First	3,394	315
Ground – FULLY FITTED	3,139	292
<b>TOTAL</b>	<b>9,936</b>	<b>923</b>

### Ground floor - FULLY FITTED



Indicative CGI

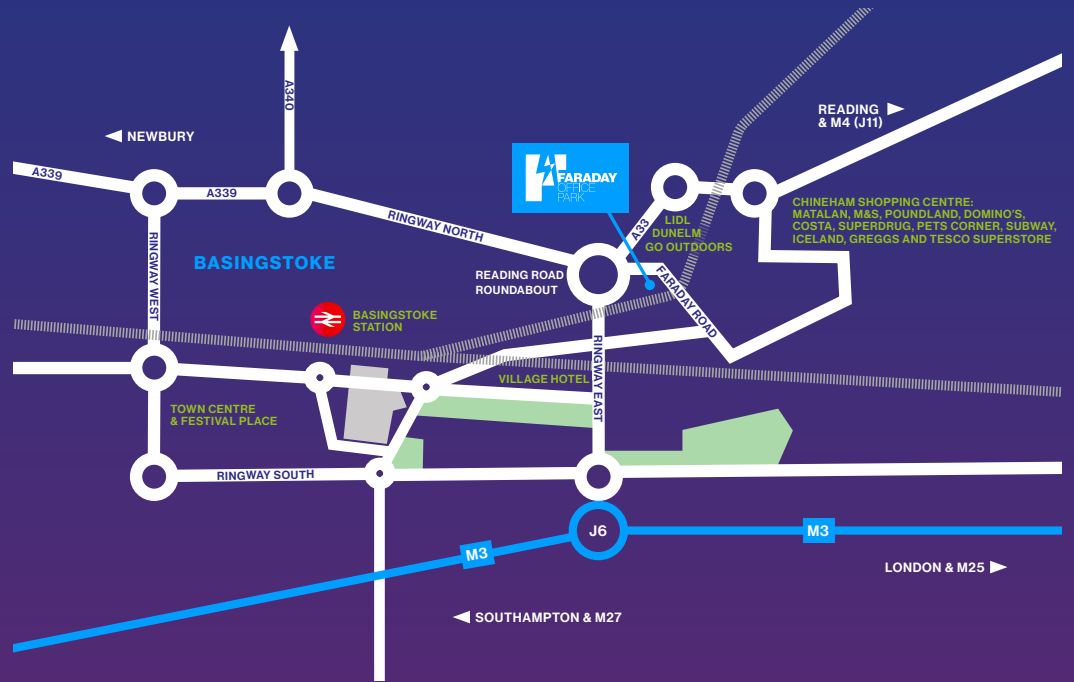
### Second floor - PART FITTED





# 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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