



BASINGSTOKE RG24 8QB

## UNIT 2

GRADE A OFFICE SPACE  
2ND FLOOR – 3,403 SQ FT

**FOR SALE** / TO LET



[FARADAYOFFICEPARK.COM](http://FARADAYOFFICEPARK.COM)



Faraday Office Park comprises seven modern, refurbished, 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 detached building with fitted option 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.



FITTED OPTION AVAILABLE



PART FITTED SECOND FLOOR



VRF AIR CONDITIONING



SUSPENDED CEILINGS



LED LIGHTING



FULLY ACCESSIBLE RAISED FLOORS



14 CAR PARKING SPACES PER FLOOR



PASSENGER LIFT



REDECORATED AND RECARPETED



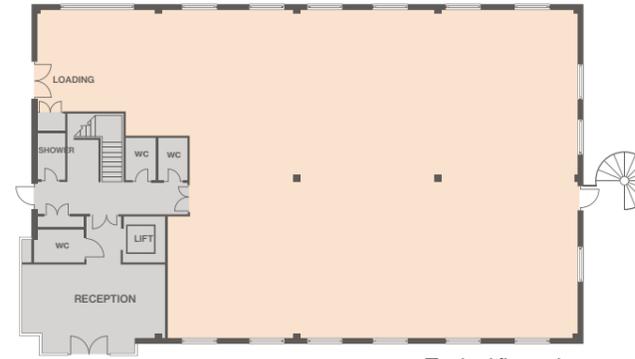
REFURBISHED RECEPTION



LANDSCAPED COURTYARD SETTING



EPC RATING A (22)



Typical floor plan

## UNIT 2 2ND FLOOR – 3,403 SQ FT

	sq ft	sq m
Second Floor	3,403	316
First Floor		LET
Ground Floor		LET
<b>TOTAL</b>	<b>3,403</b>	<b>316</b>

### Ground floor

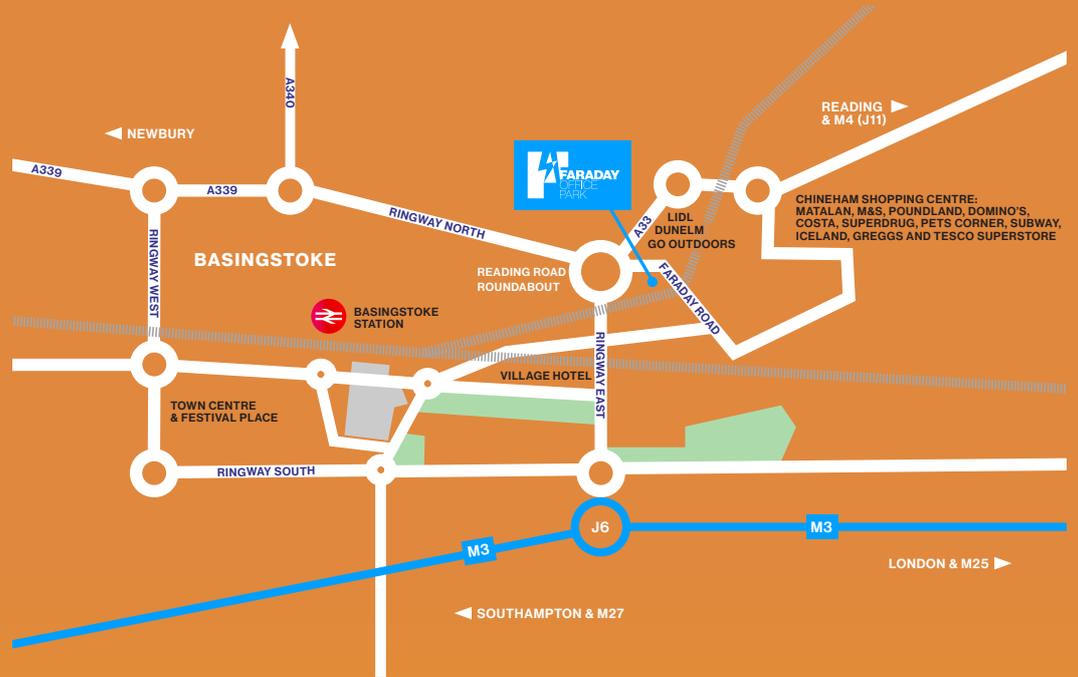


### Second floor



# 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.



Available by way of a New Lease or purchase of Long Leasehold.

For further information contact the joint agents :

**Brian Pickett**  
 brian.pickett@bdt.uk.com  
 07780 994420

**Russell Ware**  
 russell.ware@bdt.uk.com  
 07747 846422

**Rhodri Shaw**  
 rhodri.shaw@hollishockley.co.uk  
 07768 448211

**Elizabeth Gray**  
 elizabeth.gray@hollishockley.co.uk  
 07712 815 268

[FARADAYOFFICEPARK.COM](http://FARADAYOFFICEPARK.COM)

Misrepresentation Act 1967: These particulars are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract. All areas quoted are approximate. Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. March 2025.