

# Lot 33, Northern Cross, Basing View, Basingstoke, Hampshire RG21 4HH

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Central Basingstoke Office Opportunity

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## Property Information

### Central Basingstoke Office Opportunity

- Substantial 5 storey office building
- Approx. floor area of 4,177.30 sq. m. (44,964 sq. ft.)
- Site area of 0.50 Ha (1.23 Acres)
- Future change of use potential (subject to consents)
- Extensive undercroft car park accommodating over 230 cars
- Low capital value per sq. ft. on guide price
- Immediate Asset management opportunities
- Within 0.5 mile of Basingstoke Railway Station

**Lot** 33  
**Auction** 27th March 2024

**Vacant Possession**  
**Status** Available

**Sector** Office  
**Auction Venue** Live Streamed Auction

### Location

**Miles** 40 miles south west of London, 16 miles south of Reading  
**Roads** A33, M3  
**Rail** Basingstoke Railway Station  
**Air** London Heathrow Airport

### Situation

The property is located in Basingstoke town centre, an affluent Hampshire town and desirable regional shopping location. The property is situated on Basing View, a popular office area within walking distance of Basingstoke Railway Station which provides direct services to London Waterloo in 45 minutes.

### Tenure

Long Leasehold. Held from the Borough Council of Basingstoke and Deane for a term of 125 years from 1st May 1984 until 2109 at a current rent of £99,689 p.a. Rent reviews are every 5 years, upwards only to 18% of rack rental value of the whole of the Demised Premises.

### Description

The property comprises a substantial five storey headquarter office building benefitting from approximately 230 undercroft car parking spaces over ground and lower ground floors.

### VAT

VAT is applicable to this lot.

#### DISCLAIMER

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx (sq. ft.)	Possession
Ground Lower Ground	Car Park	230 Spaces		Vacant Possession
1st Floor	Office	1,035.40	(11,145)	Vacant Possession
2nd Floor	Office	1,047.30	(11,273)	Vacant Possession
3rd Floor	Office	1,047.30	(11,273)	Vacant Possession
4th Floor	Office	1,047.30	(11,273)	Vacant Possession
<b>Total Approximate Floor Area</b>		<b>4,177.30</b>	<b>(44,964)</b>	

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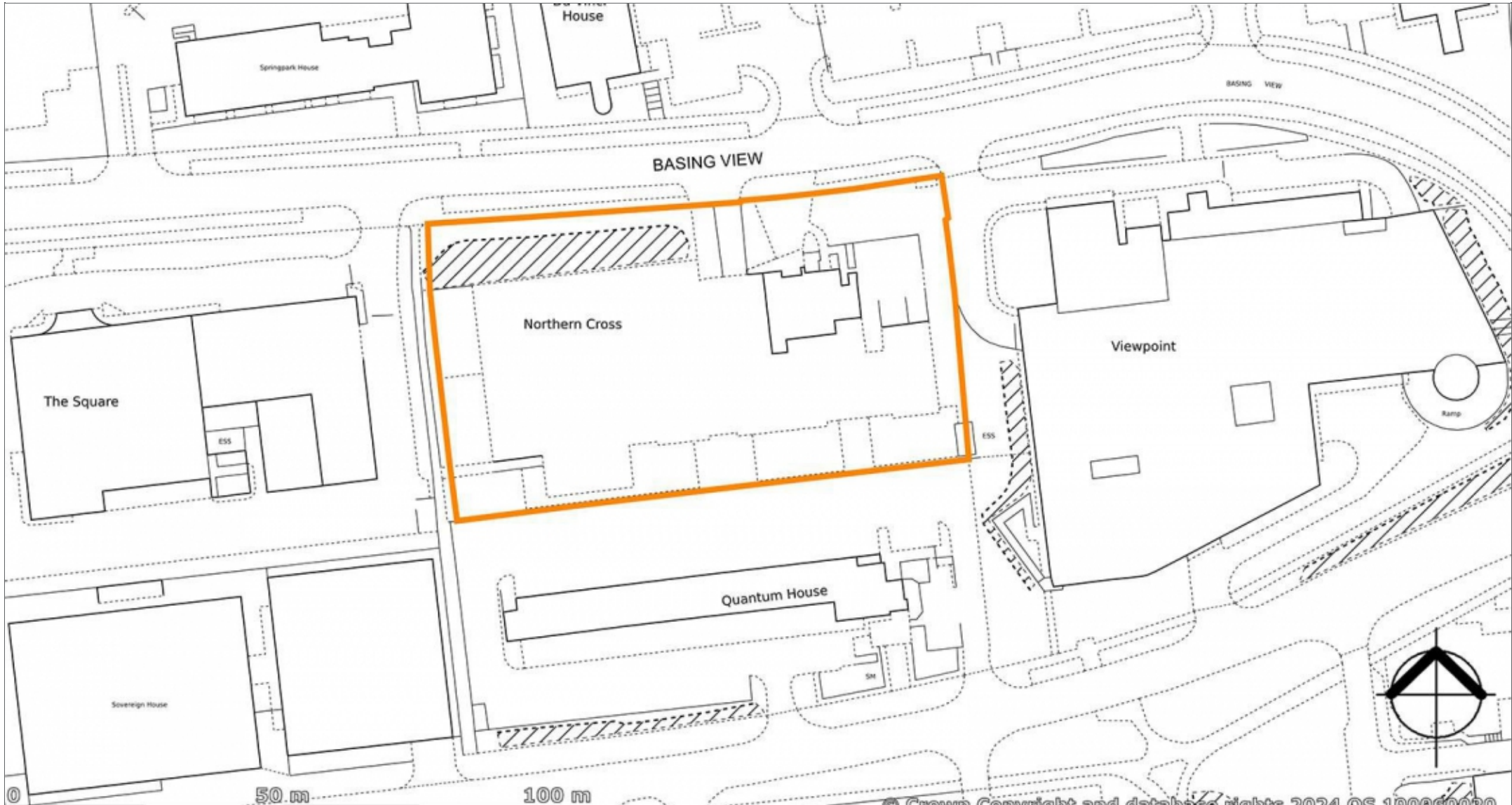
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## Contacts

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