



Refurbished and newly air conditioned  
courtyard offices.

**1,700 sq ft – 9,900 sq ft TO LET**

With an average parking ratio of 1:256 sq ft.

Click to watch fly-through on the website [www.faradayofficepark.com/#video](http://www.faradayofficepark.com/#video)

**FARADAY OFFICE PARK** | BASINGSTOKE RG24 8QQ

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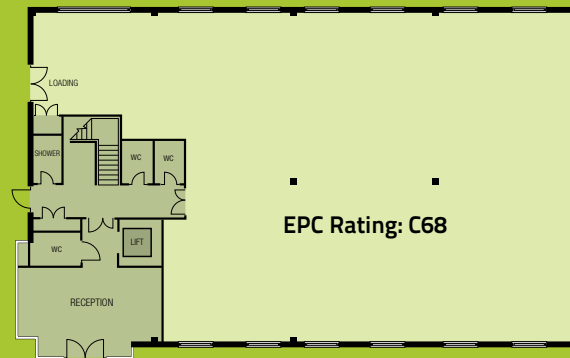
**FARADAY OFFICE PARK** was constructed in 2002 and comprises a mix of 7 modern, self contained office buildings arranged in an attractive courtyard setting. Units 3 & 4 comprise two semi-detached buildings with office space arranged over three floors. Unit 2 is a three storey detached building, again with space arranged over three floors.

The construction is principally brick with part rendered elevations, beneath a pitched eternit slate roof, with full height curtain wall glazing emphasising the entrance areas. The newly refurbished internal specification includes an integral VRF air conditioning system, fully accessible raised floors, new suspended ceilings with LED light fittings and a passenger lift within each building.

The overall on site parking ratio is 1 space per 256 sq ft.

### Specification

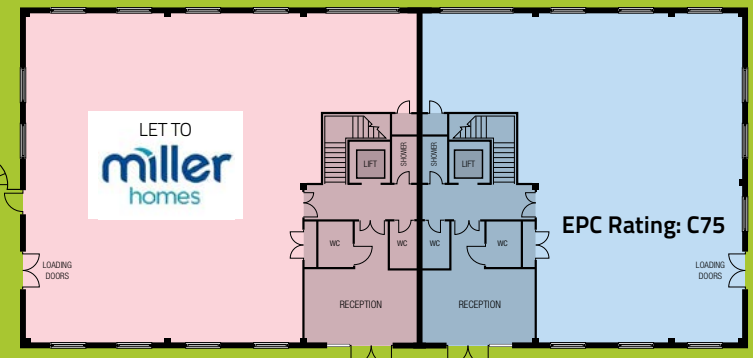
- New VRF air conditioning
- New suspended ceiling
- LED lighting
- Fully accessible raised floors
- Passenger lifts
- Fully redecorated and recarpeted
- Newly refurbished reception areas
- Small loading access points
- Double glazing throughout
- Landscaped courtyard setting



Ground Floor Plan

### Floor Areas

Unit 2	sq ft	sq m
Ground	3,139	291.59
First	3,394	315.32
Second	3,420	316.14
<b>TOTAL</b>	<b>9,936</b>	<b>923.05</b>



Ground Floor Plan

Unit 3	sq ft	sq m
Reception	LET TO MILLER HOMES LTD	
Ground		
First		
Second		
<b>TOTAL</b>	<b>7,279</b>	<b>676.27</b>

Unit 4	sq ft	sq m
Ground	1,707	158.60
First	1,954	181.53
Second	LET TO FINCH GROUP LTD	
<b>TOTAL</b>	<b>3,661</b>	<b>340.13</b>

A30

M3 JUNCTION 6

IMPROVED  
BLACKDAM  
INTERCHANGE

AA BUILDING  
& BASING VIEW

BASINGSTOKE RING ROAD EAST

FARADAY OFFICE PARK

FARADAY ROAD



UNITS 3 & 4

UNIT 2

READING ROAD ROUNDABOUT

A33 READING ROAD



# Situated in a prominent location within a mature courtyard development, offering fast and easy access to the M3 and the Ringway system.

## Location

Faraday Office Park is situated in a prominent and highly visible position within a 1/4 mile of 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.

## Communications

### ROAD

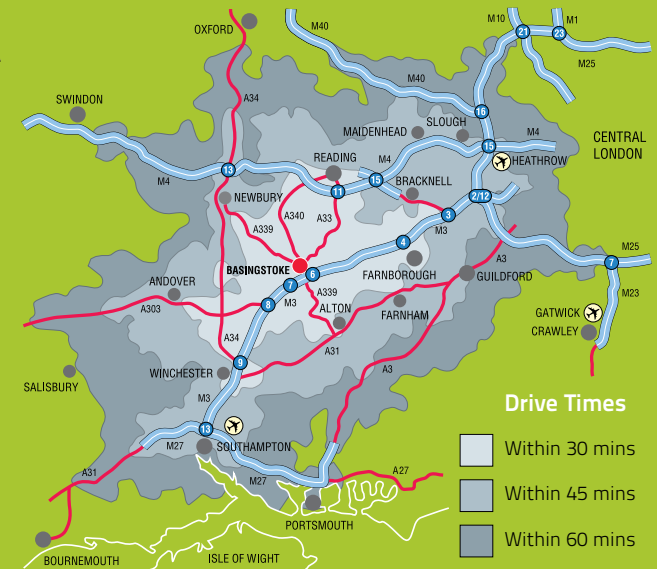
Junction 6, M3	1.5 miles
Junction 11, M4	15 miles
Junction 2/12, M25	28 miles
Reading	17 miles
Southampton	32 miles
Central London	52 miles

### RAIL

London, Waterloo (direct)	43 mins
Southampton	30 mins

### AIRPORTS

Heathrow	38 miles
Gatwick	60 miles
Southampton	31 miles



## Terms

The space is available to let on standard leases with terms to be agreed.

## Viewing

All enquiries are invited via the joint sole agents:

**HOLLIS  
HOCKLEY**

**01256 489800**

[www.hollishockley.com](http://www.hollishockley.com)

Contact: Andrew Newman  
andrew.newman@hollishockley.com  
Or Rhodri Shaw  
rhodri.shaw@hollishockley.com

**bdt**  
INCORPORATING  
WOODFORD & C<sup>o</sup>

[www.bdt.uk.com](http://www.bdt.uk.com)

**01256 840777**

Contact: Richard Thomas  
richard.thomas@bdt.uk.com  
Or Brian Pickett  
brian.pickett@bdt.uk.com

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[www.faradayofficepark.com](http://www.faradayofficepark.com) – incorporating video link

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**Finance Act 1989:** Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.