



**MODERN TOWN CENTRE  
OFFICE PREMISES**

**1,004 - 2,469  
(93 - 229 sq m)**

**TO LET**



(First Floor)

**TUSCANY HOUSE, WHITE HART LANE,  
BASINGSTOKE, RG21 4AF.**

- 12 months half rent
- Redecorated common parts
- Distinctive building
- Air Cooling Cassettes
- Raised Floors
- On site secure parking
- 8 person passenger lift
- Kitchen facilities
- LED lighting to part
- Close to Town Centre

# ***Tuscany House, White Hart Lane, Basingstoke, Hampshire, RG21 4AF***

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## **LOCATION:**

Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke is a major centre for commerce and industry with many national companies located here and it benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 150,000.

Tuscany House is located in White Hart Lane to the east of Basingstoke town centre, a few hundred yards from the Festival Place Town Centre Shopping Development and a short walk from the Basingstoke & Deane Council offices. The property also benefits from its own underground car parking.

## **DESCRIPTION:**

Tuscany House is a modern three storey office building, which won a Breeam Award after construction. The accommodation is accessed via an attractive reception area. There are central stairs and enclosed rear fire escape stairs.

The Ground floor has been divided into two suites. The south side has a reception, general office and 2 private rooms. The north side has a reception area and the rest is open plan.

## **AREA:**

The premises have the approximate net floor areas:

Ground Floor South	1,465 sq.ft	- 6 car spaces
Ground Floor North	1,004 sq ft	- 5 car spaces
First Floor South	2,385 sq ft	- <b>LET</b>

## **RENT:**

£14.00 per sq ft per annum exclusive.

On a 5 year minimum term our clients will grant 12 months half rent.

## **SERVICE CHARGE:**

£5.27 per sq ft.

## **LEASE:**

New full repairing and insuring leases are available for a term by arrangement outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, or by negotiation.

## **ENERGY RATING:**

The property has an EPC rating of D (86).

## **RATES:**

We have been verbally informed by the local authority that the rateable value of the ground floor is £12,000 for the south suite and combined £24,250. The car spaces also have their own rating assessment. The rate is £2,400 for the ground floor in part or £4,800 for the whole.

## **VIEWING:**

By appointment with the sole agents:



**Email: [brian.pickett@bdt.uk.com](mailto:brian.pickett@bdt.uk.com) or [richard.thomas@bdt.uk.com](mailto:richard.thomas@bdt.uk.com)**

Our ref: BRP/dal/TuscanyHouse(10.06.19)

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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 lessor must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.