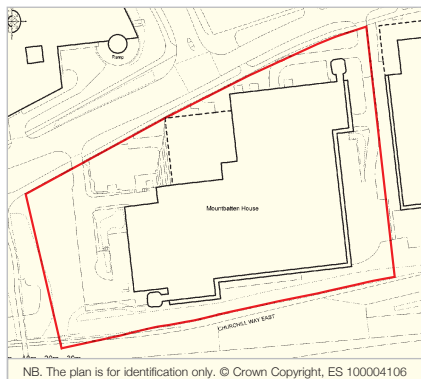
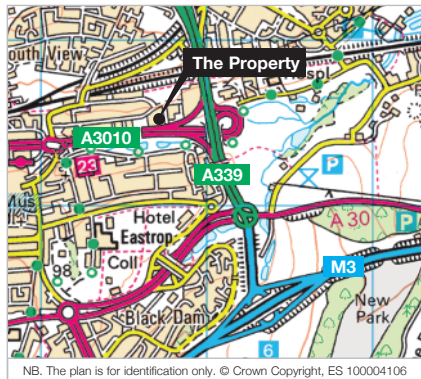


Basingstoke Mountbatten House Basing View Hampshire RG21 4HJ

- **Unique Leasehold Grade II Listed Office Investment**
- Comprising a total of 14,349.9 sq m (154,462 sq ft)
- Site area 1.46 hectares (3.61 acres)
- 283 car parking spaces
- Part let to WSP Management Services Limited until 2027
- Established office location within 1 mile of Basingstoke Rail Station and town centre, and 2 miles from M3 Motorway (Junction 6)
- Rent Review 2022
- **Total Current Gross Rents and Licence Fees Reserved**

£463,045 pa
plus 11,372.1 sq m
(122,410 sq ft)
vacant office space



Tenure

Leasehold. Held on a lease from Basingstoke and Deane Borough Council for a term of 100 years from 29th September 1975 (thus having some 57 years unexpired) with a mutual option to extend by a further 26 years. The rent is £167,500 per annum with upward only rent reviews every 14th year to 9.5% of the ERV assuming the building is let on a single lease. There has been no review since 1991.

Location

Basingstoke is a Hampshire market town with a population of some 105,000 people. It has direct access to junctions 6 and 7 of the M3 Motorway, providing communication routes to the M25, London and the south coast. Basingstoke Rail Station provides regular services to London (Waterloo), with a fastest journey time of 45 minutes. This Grade II listed property is situated on Basing View, an established 65 acre business park located to the west of the A339, close to the M3 Motorway (Junction 6). The property is within 1 mile of Basingstoke Rail Station, and the Malls Shopping Centre. Occupiers close by include John Lewis, The AA, ACG Architects, Construction, Network Rail and Sun Life Financial, amongst many others.

Description

This unique Grade II listed office building occupies a site which extends to 1.46 hectares (3.61 acres) and is arranged on ground and five upper floors (referred to as floors 1-6) to provide undercroft parking to the ground floor, office and former laboratory accommodation to the first floor, part of which was historically car parking and is not included in the overall total floor area. The upper floors comprise large open plan flexible office accommodation. Externally, the property benefits from extensive landscaped gardens, which are accessible from each office floor. There are currently 283 secure car parking spaces. The property is on a sloping site and the reception and main pedestrian entrance is at second floor level.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsof.co.uk

Energy Performance Certificate

EPC Rating 75 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Sixth Floor & a right to use 46 Car Parking Spaces	WSP Management Services Ltd (1)	Sixth Floor 2,577.5 sq m (27,744 sq ft)	10 years from 30.06.2017 Rent review on 30.06.2022 Tenant option to determine 2022 FR & I	£415,545 p.a.	Rent Review 2022
Second to Fifth Floors & 202 Car Parking Spaces	Vacant	Second Floor 2,792.9 sq m (30,063 sq ft) Third Floor 3,217.4 sq m (34,632 sq ft) Fourth Floor 2,373.8 sq m (25,552 sq ft) Fifth Floor 2,988.0 sq m (32,163 sq ft) Sub Total 11,372.1 sq m (122,410 sq ft)			
100 Car Parking Spaces	WSP Management Services Ltd (1)		Licence due to expire on 29.06.2019 or if lease of 6th floor determines	£47,500 p.a.	Holding over
Reception	Communal	Third Floor 400.3 sq m (4,309 sq ft)			
		Overall Total			
					Total £463,045 p.a.

NB. Not inspected by Allsof. The floor areas have been taken from a measured survey on an IPMS basis provided by the Vendor.

(1) WSP is a Canadian-based business providing management and consultancy professional services all around the world. It is listed on the Toronto Stock Exchange and occupies some 500 offices in some 40 countries. Website Address: www.wsp.com

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

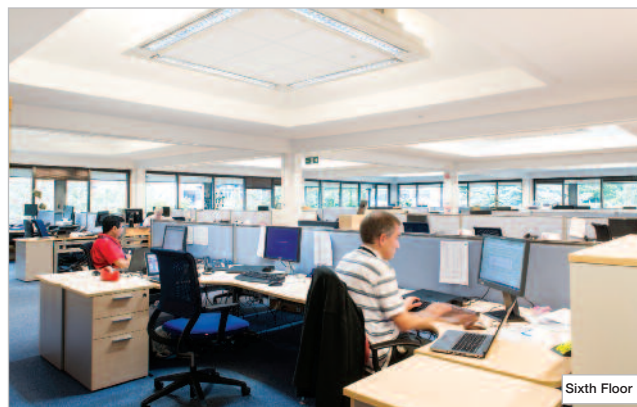
Seller's Solicitor Ms J Cawkwell, Pinsent Masons. Tel: 0113 294 5262 e-mail: jasmine.cawkwell@pinsentmasons.com



NB. All photos provided by vendor and taken in 2017



Former Restaurant/Café



Sixth Floor



Ground Floor Car Park