

TO LET

MATRIX HOUSE, BASINGSTOKE, RG21 4DZ

5th Floor (North and East) – 9,440 sq ft
Available via sublease / Assignment / New Lease

COREP

AN **NAIUK** COMPANY



SUMMARY

- Fully air conditioned
- Fully Fitted, Plug & Play
- Break out areas & Internet cafe
- Full height central atrium area
- Controlled access on site parking
- 6 passenger lifts
- Gym/Shower rooms
- Own branding
- Bike store
- 9,440 sq ft
- Sublease / Assignment
- £28.50 per sq ft

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Matt Swash: 07748 963378

Website: co-rep.com

CURRENT ITINERARY

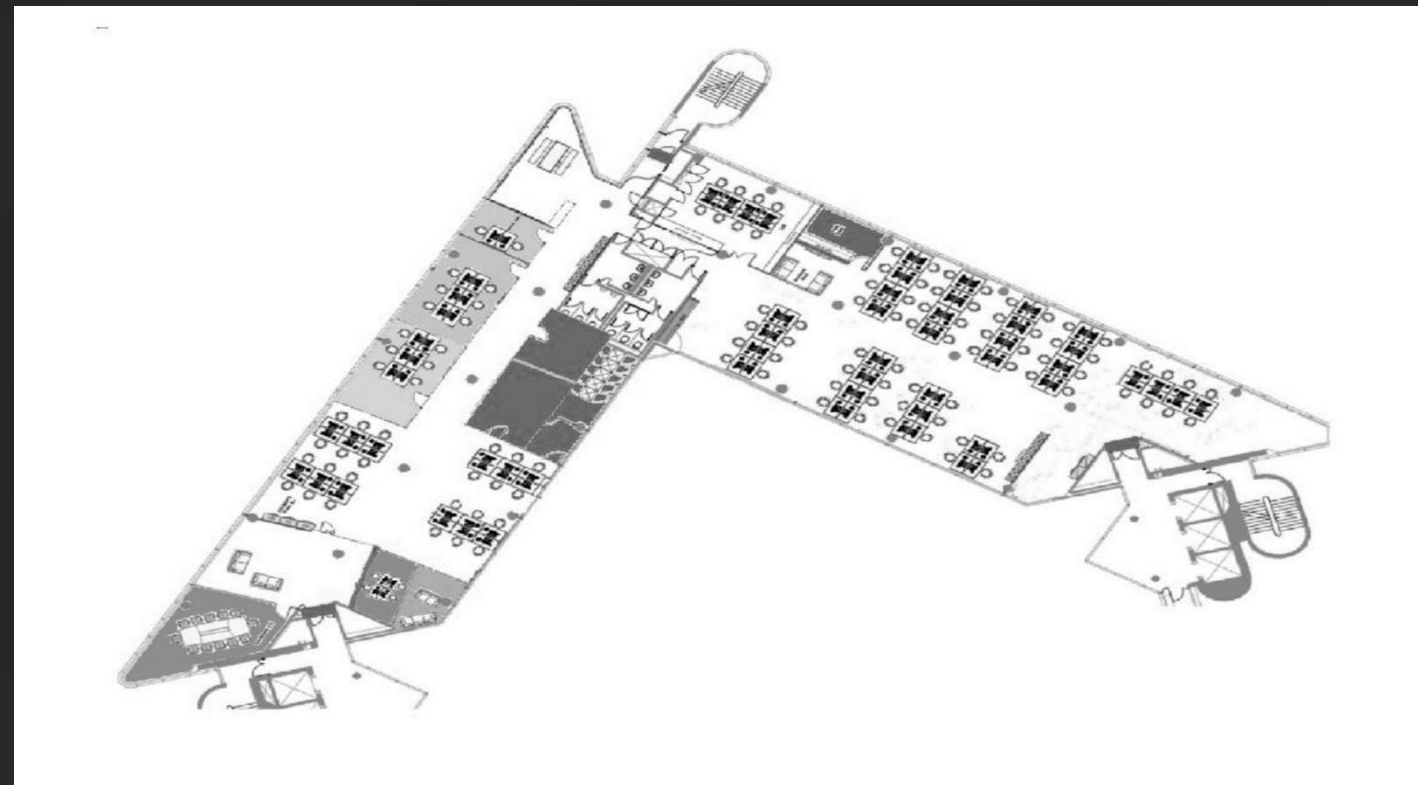
The 5th Floor (North and East) offers a fully fitted office space with a variety of meeting rooms and break out areas ready for immediate occupation.

The layout is 90 desks with 8 meeting rooms. The current layout allows for great views both internally and externally with an open reception. The current configuration offers:

SPECIFICATION

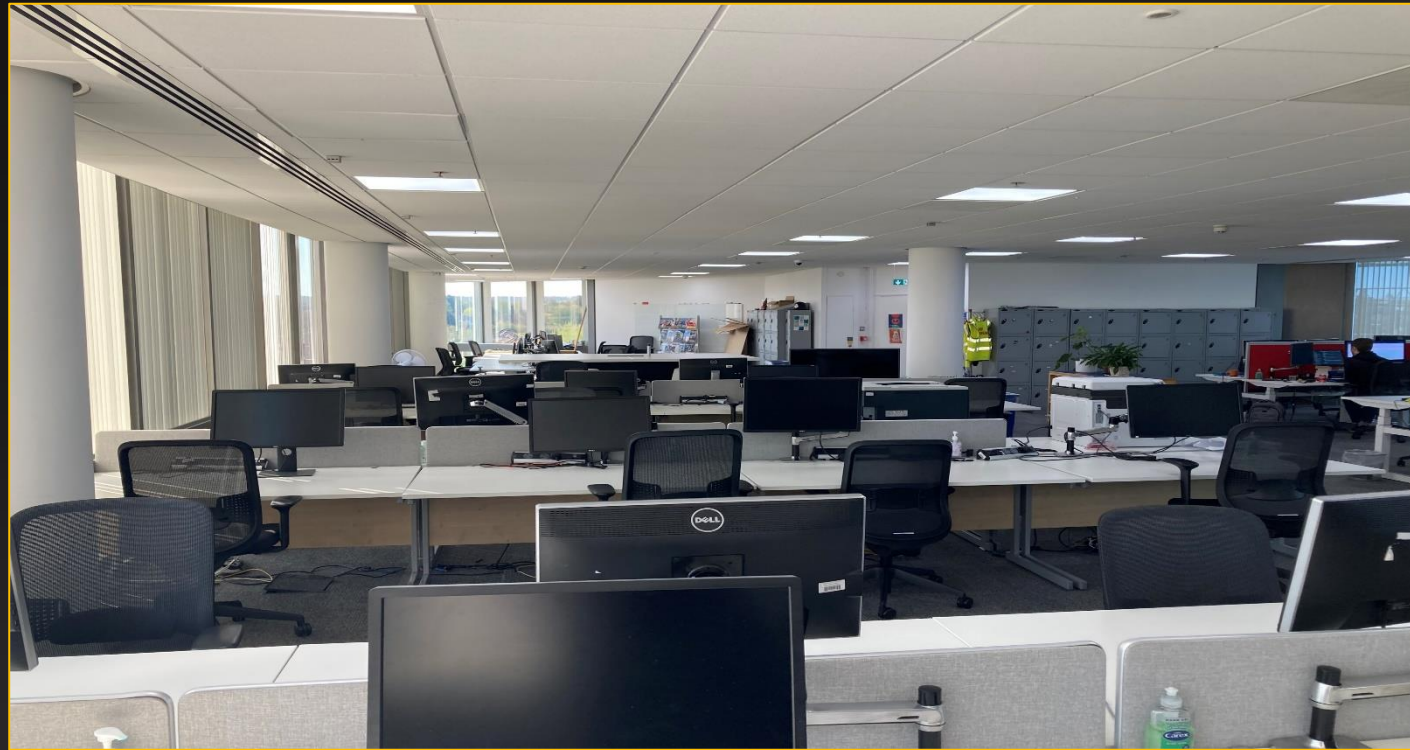
- Fully fitted with desks and cabling
- A kitchen area
- 8 meeting rooms
- Meeting booths
- Informal breakout areas
- Male / female w/c's
- Access to two points of floor entry

FLOOR PLAN



Disclaimer:

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. January 2023.



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LOCATION

Matrix House is located in Basing View in the centre of Basingstoke, with close proximity to a variety of excellent amenities.

The business area location makes it one of the most prominent building of its competitors. With only a 1.3 mile drive to junction 6 of the M3 Motorway and within a 5 minute walk to the mainline railway station with a direct line to London Waterloo, Matrix House is in a truly great location.

DESCRIPTION

Matrix House contains 5 floors of excellent office space. With a unique design, each office is planned around an enclosed atrium. The 5th floor offers spectacular views both inside the atrium and outside the property. The atrium’s design provides break out areas, a restaurant, gym, conference facilities, and meeting rooms.

On-site parking can be found below the building in two decks as well as a separate two tiered car park adjacent.

Matrix House’s base specification include:

- Car parking and bike Storage with a concierge services
- Gym and shower rooms
- Atrium Café and break-out areas
- 6 lifts
- High speed internet
- On-site conference rooms
- 24 hour security / access

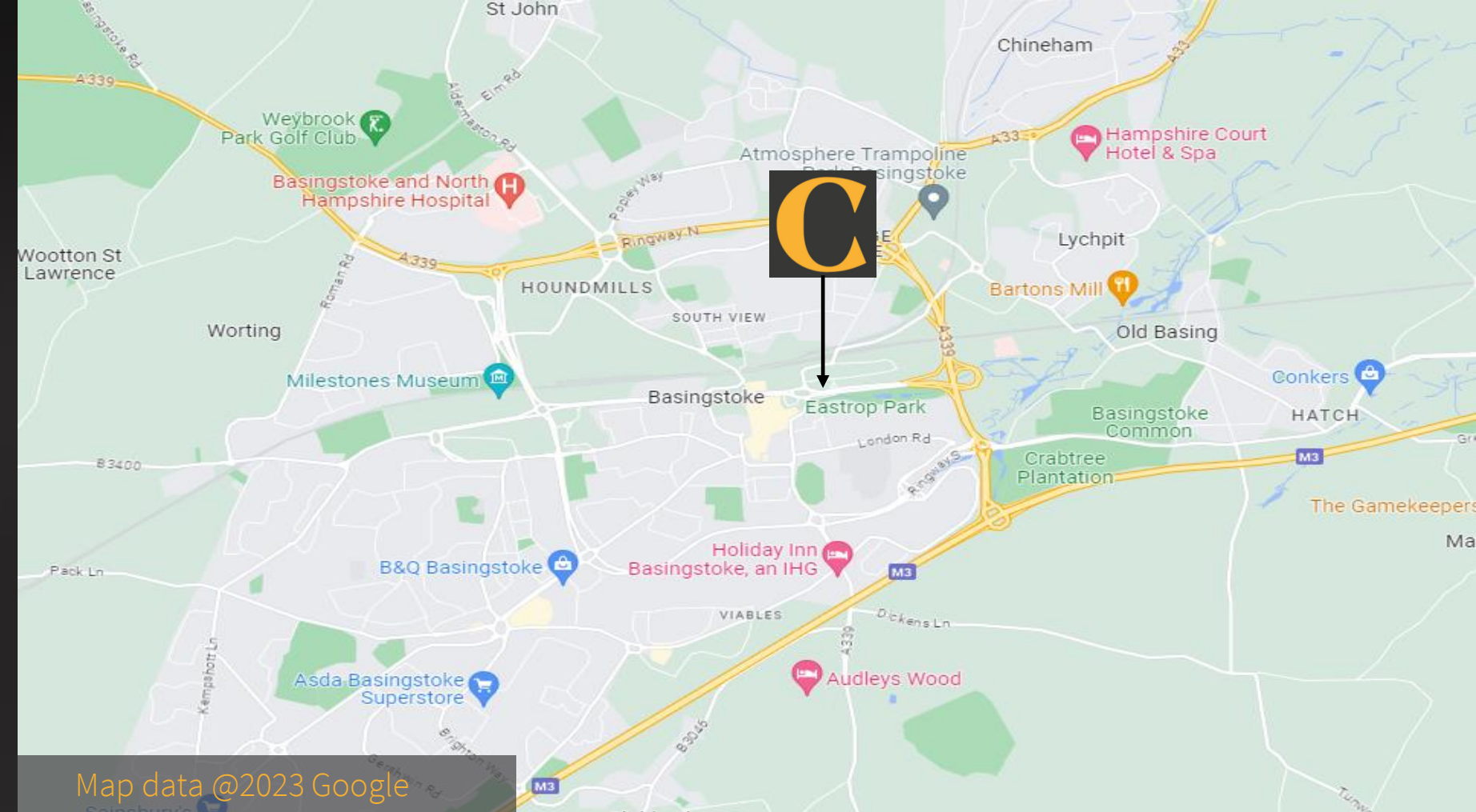
VIEWINGS

COREP

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TERMS

A new sublease available for a term of years to be agreed. Lease is currently subject to a tenant break in September 2024.

Rent	Business Rates (Estimated)	Service Charge
£28.50 per sq ft	£5.40 sq ft	£11.85 sq ft

LEGAL COSTS

Each party to bear their own legal cost. The Superior Landlord costs will be covered by the outgoing Tenant.

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