



VIABLES3

BASINGSTOKE RG22 4BS

**GRADE A OFFICES**  
**FROM 7,053 SQ FT TO 42,278 SQ FT**









VIABLES3 is a highly specified office building, which has been fully refurbished, including re-modelled reception and office floor. Ideal for an organisation seeking a strong corporate image which benefits from excellent transport links and access to local amenities. Other occupiers in the building include National Highways and Adidas.



# GRADE OFFICES

FROM  
7,053 SQ FT TO 42,278 SQ FT



# ADDED VALUE DETAILS

THE AVAILABLE SPACE BENEFITS FROM THE FOLLOWING FACILITIES AND SPECIFICATION



SECURE SELF CONTAINED  
SITE WITH BUILDING  
SECURITY CONCIERGE



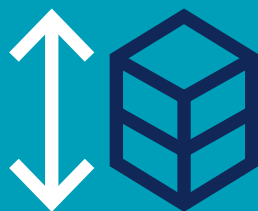
182 CAR PARKING SPACES  
(RATIO OF 1:232 SQ FT)



BUILDING HEATING  
VENTILATION AND AIR  
CONDITIONING SYSTEM



3 NO. 13 PERSON  
PASSENGER LIFTS



LARGE DOUBLE HEIGHT  
RECEPTION AREA



ROOF MOUNTED SOLAR PV  
SYSTEM WHICH GENERATES  
RENEWABLE ELECTRICITY



CYCLE STORE



TOILET AND SHOWER  
FACILITIES ON EACH FLOOR



LED LIGHTING



EV CHARGING  
POINTS



FULL ACCESS  
RAISED FLOORS



EPC C  
TARGETING AN EPC B



7 MINUTE DRIVE TO  
BASINGSTOKE STATION  
(LONDON 42 MINUTES  
AND READING 17 MINUTES)



5 MINUTE DRIVE  
TO THE M3



M&S FOOD AND RETAIL  
PARKS NEARBY







SOUTHAMPTON  
& M27

M3

LONDON  
& M25





# AVAILABLE SPACE

The space available on the first and second floors is available individually or combined providing up to 42,278 sq ft. The reception area has a business lounge available for communal use.

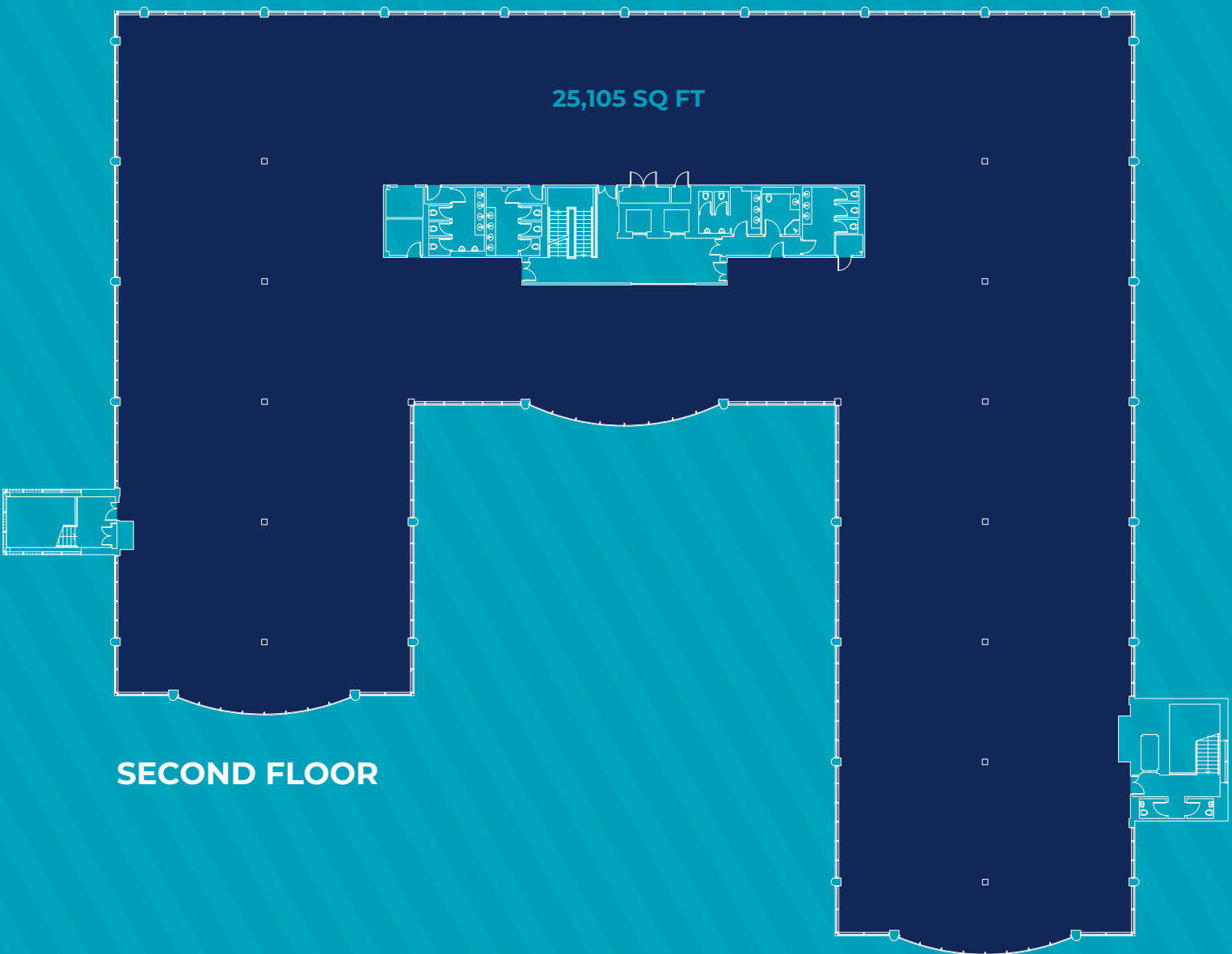
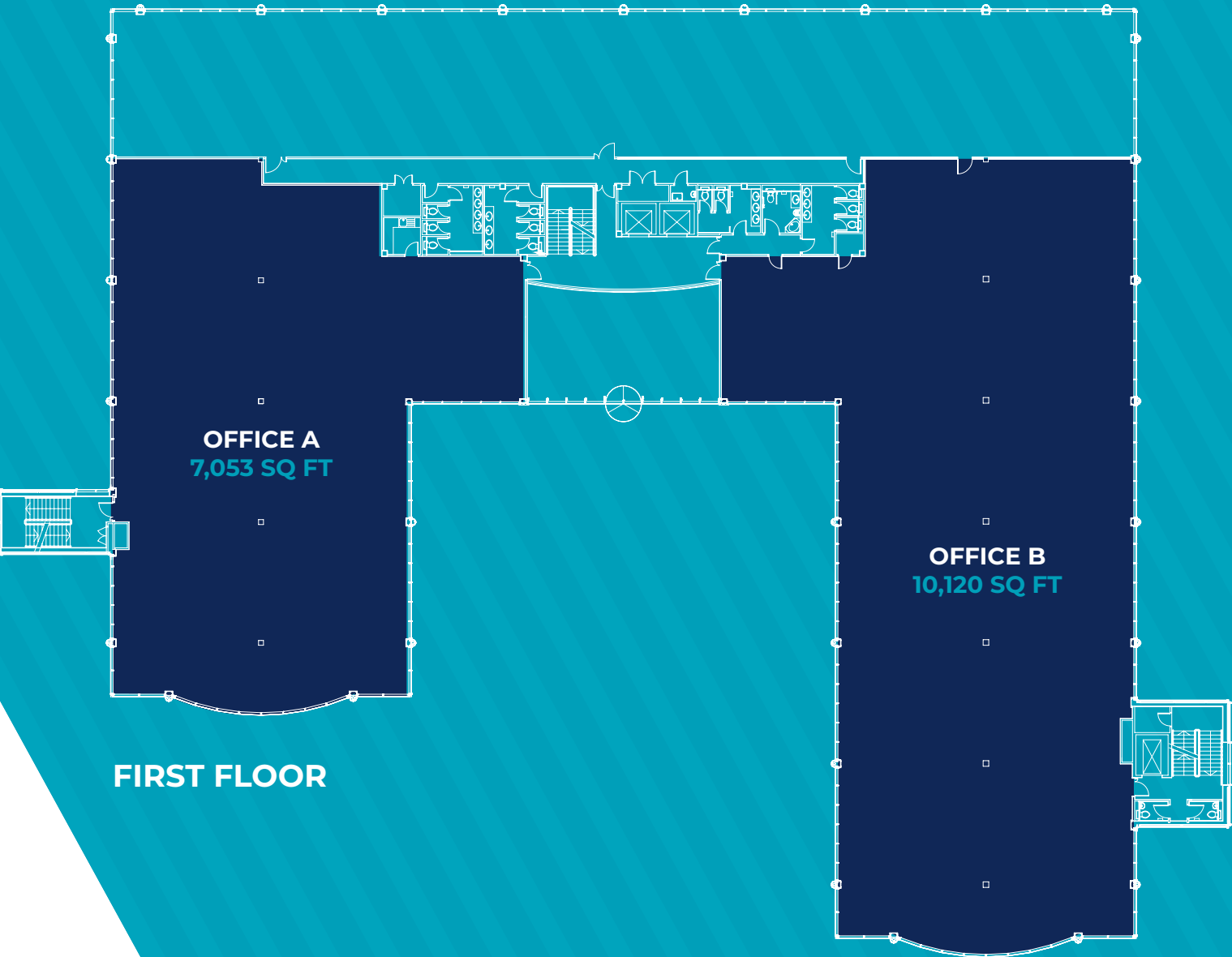
**TERMS**

New direct lease from the Landlord on terms to be agreed.

**SCHEDULE OF AREAS**

FLOOR	SQ FT	SQ M
FIRST – OFFICE A	7,053	655
FIRST – OFFICE B	10,120	940
SECOND	25,105	2,332
<b>TOTAL</b>	<b>42,278</b>	<b>3,927</b>

N/A





# IN THE VICINITY

**BASINGSTOKE** is built for business, with excellent road and rail links, great amenities, a pro-business council and superb quality of life.

The Basingstoke employee base is strong in telecoms, IT, pharma, financial services, defence and electronics.

The town centre is just a mile to the north east of Viabes, and offers an array of shopping, dining and leisure and arts facilities.

The town is surrounded by beautiful Hampshire countryside offering a wide range of sporting and recreational opportunities.

With its open air festivals, performance venues, galleries and museums, there is plenty to do in Basingstoke all year round.

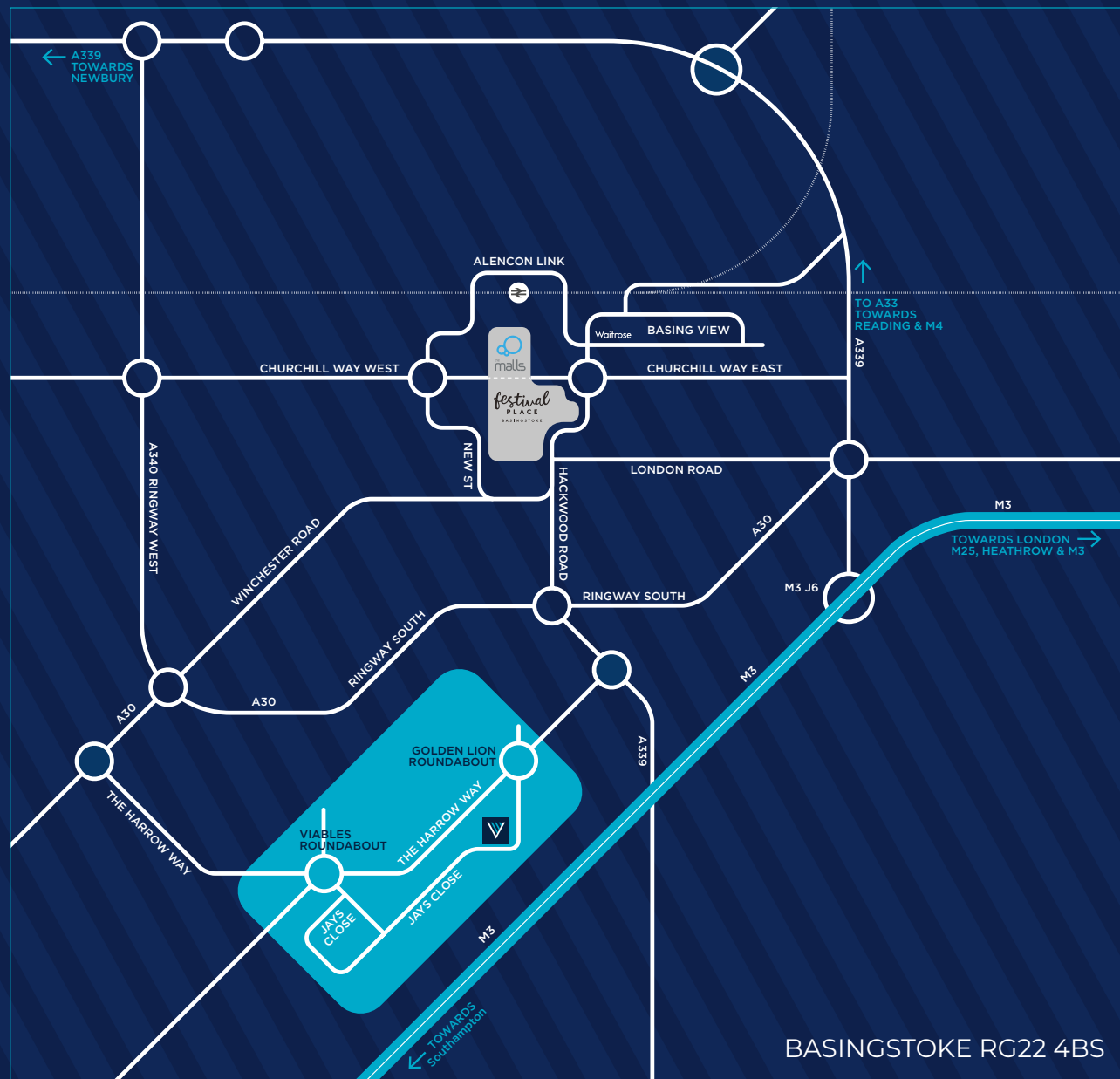
The park is home to a number of multinationals including Motorola, De La Rue, Adidas, Sony Broadcast, Capita, Hawk-Eye & Fujitsu.



THE ANVIL CONCERT HALL AND PERFORMING ARTS CENTRE







BASINGSTOKE RG22 4BS

## CAR



J6 M3  
5 MINS

NEWBURY  
24 MINS

WINCHESTER  
25 MINS

SOUTHAMPTON  
40 MINS

LONDON  
90 MINS

## TRAIN



READING  
17 MINS

WOKING  
18 MINS

CLAPHAM  
JUNCTION  
39 MINS

LONDON  
WATERLOO  
42 MINS

OXFORD  
52 MINS

# THE VIABLE CONNECTIONS

**VIABLES3** is located approximately halfway between junctions 6 and 7 of the M3 motorway, close to Basingstoke town centre and the ring road.

The latter can be accessed by car within a couple of minutes and results in a highly efficient road system within the town.

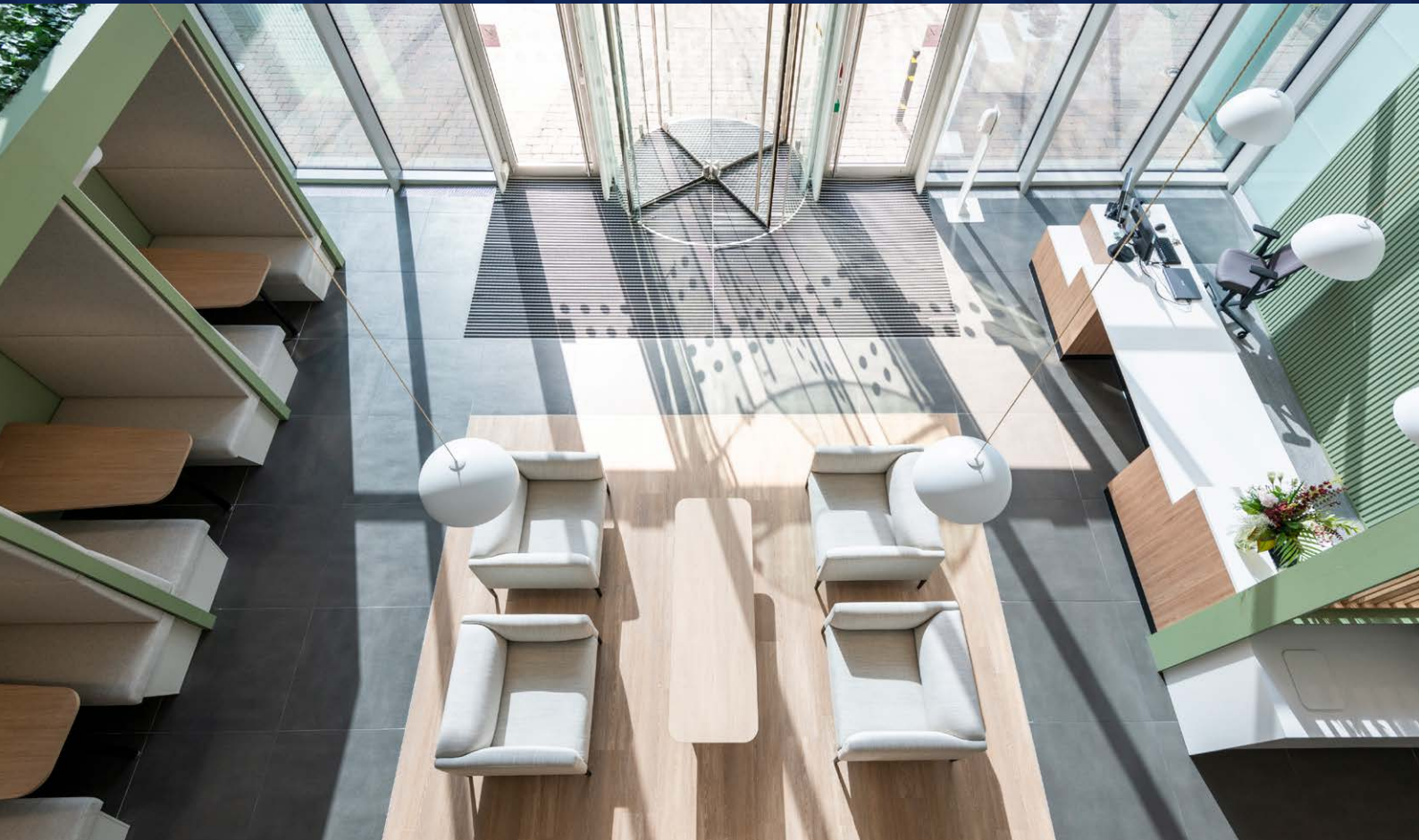
Basingstoke mainline railway station provides a direct service to London, Waterloo (45 minutes), Reading, Southampton and the West Country.

The Elizabeth Line into London can be accessed at Reading from 2021, some 15 minutes by rail and 17 miles by road.





**v3basingstoke.co.uk**



For further information, please contact the joint sole agents:



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