The Crescent, Jays Close, Basingstoke, RG22 4BS



OFFICES AVAILABLE TO LET

From 7,420 to 28,474 sq ft

thecrescentbasingstoke.co.uk

LOCATION

The Crescent is an exciting business destination at the gateway of the Viables Business Park, Basingstoke. The Park is home to a number of multinationals including Deliveroo, Adidas, Sony Broadcasting, Capita, Leverton Helm and Fujitsu. It is located midway between junction 6 and 7 of the M3 motorway, and close to Basingstoke town centre and the Ring Road. Basingstoke mainline railway station provides a direct service to London Waterloo (45 minutes), Reading, Southampton and the West Country.





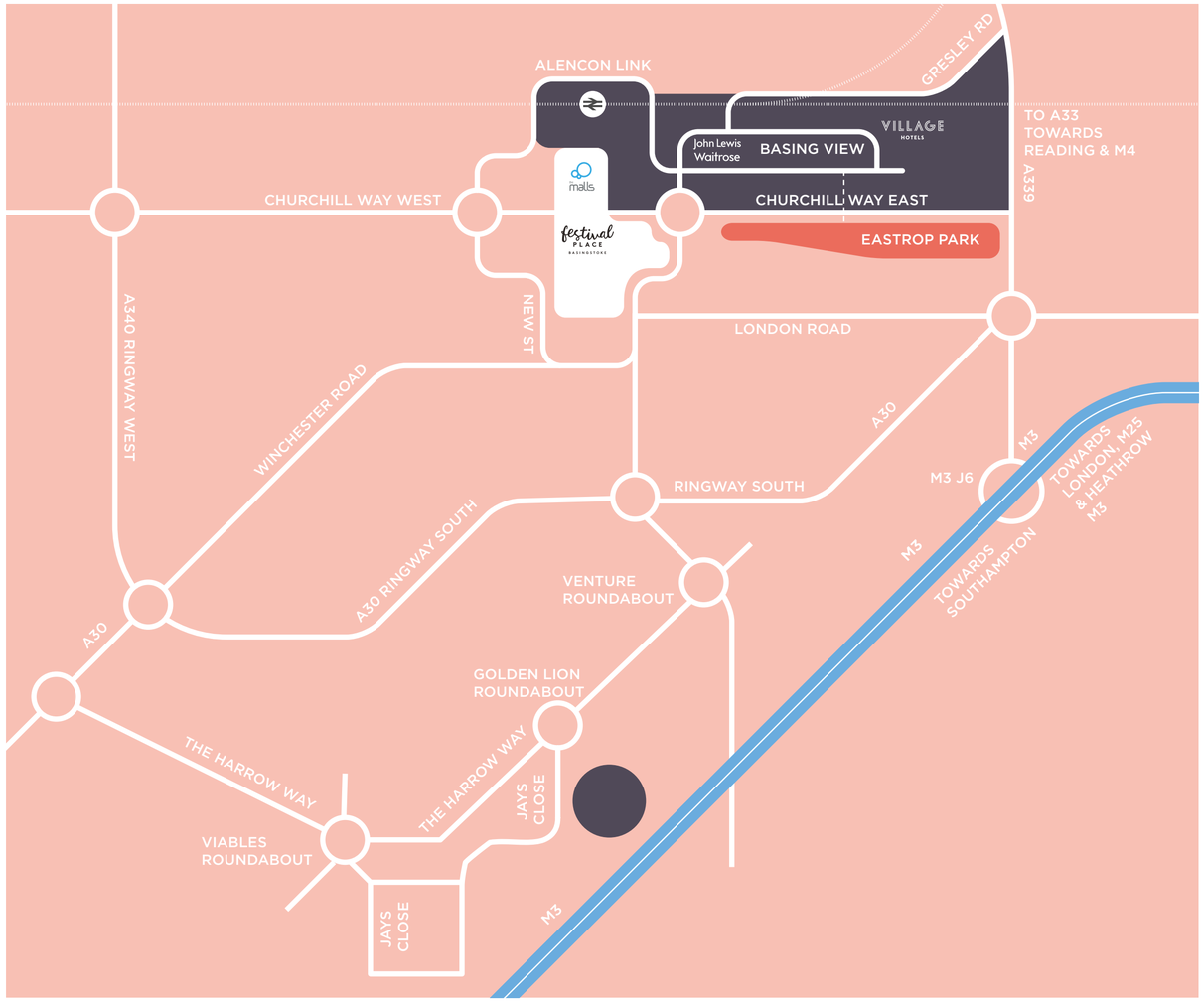






- Town centre and Basing View regeneration plans continue to drive investment and growth.
- Economic strategy focuses on business growth, skills development and innovation.
- Public and private investment is supporting regeneration, housing and infrastructure.
- Viables Business Park continues to attract major national and international occupiers.
- New leisure and mixed-use developments are enhancing Basingstoke's attractiveness.
- Local funding initiatives are supporting business resilience and economic development.





The Crescent 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.

BY RAIL (direct)	mins
Farnborough	12
Reading	15
Woking	18
Gatwick Airport	77
Southampton Airport	22
Southampton Central	30
London Waterloo	45
Birmingham	110
Manchester	206

BY ROAD	miles
Newbury	16
Reading	17
Farnborough	17
Southampton	30
Heathrow	38
Guildford	31
Portsmouth	49
London	52
Gatwick	61

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

The Crossrail service into London can be accessed at Reading, some 15 minutes by rail and 17 miles by road.

FIRST FLOOR BUILDING A

CAMPUS STYLE SETTING

REFURBISHED OFFICES/R&D/ HI-TECH BUSINESS SPACE

11,125 sq ft (1,033.55 sq m)

SUMMARY

Available Size
11,125 sq ft

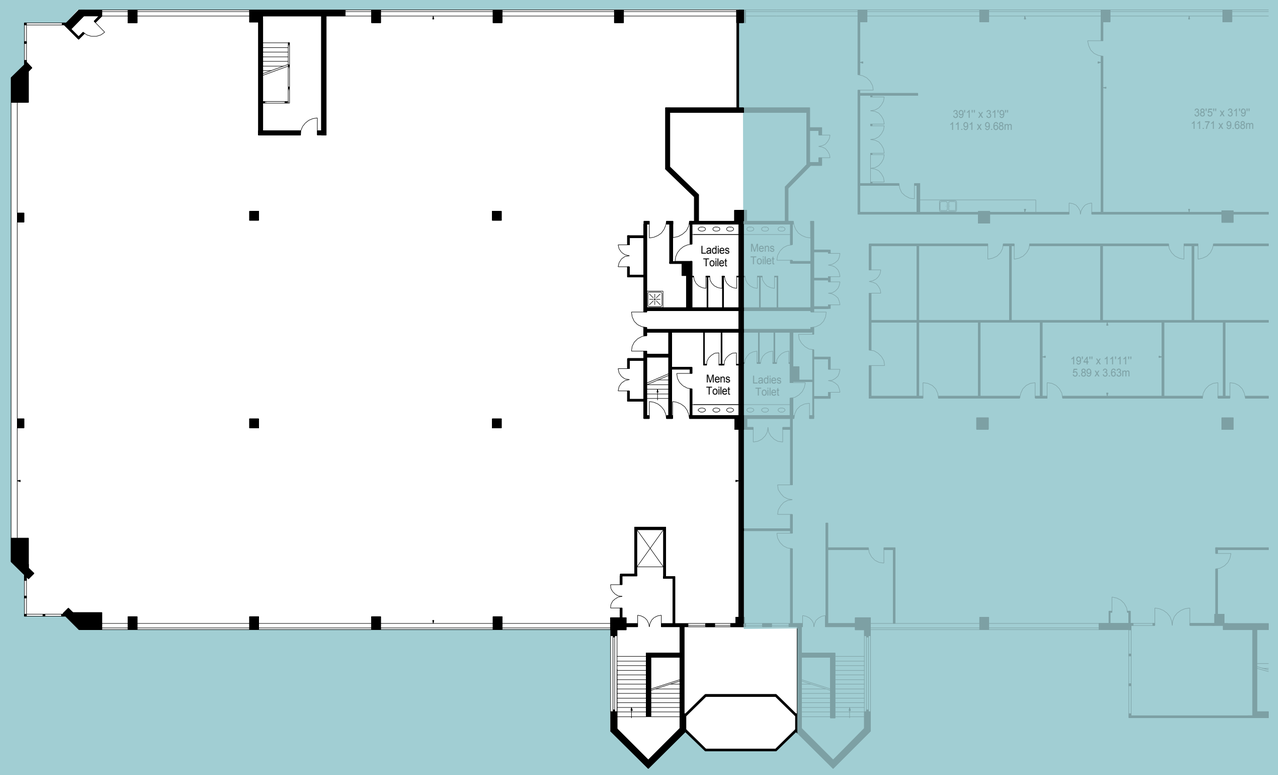
Service Charge
c. £6.30 psf

Rent
£12.50 per sq ft

EPC
Rating B (33)

Rates Payable
c. £8.78 psf

- **Single Floor Plate**
- **2.99 METRE floor to ceiling height**
- **Fully Refurbished**
- **43 allocated car spaces**
- **Full access raised floors**
- **Passenger Lift**
  Goods Lift 'potential'
- **New air-conditioning/M&E**
- **JD Gyms now open**
- **LED lights**



DESCRIPTION

The premises comprise part of the first floor of Building A and provides good quality offices, that benefit from air-conditioning, raised floors, LED lighting and fully refurbished WC facilities. The layout is currently all open plan.

The building is accessed through a 2 storey vaulted entrance and is set in an attractive landscaped 'campus style' setting and is one of 3 buildings, all with attractive brick faced elevations.

BUILDING A











VIEW FROM BUILDING A - FIRST FLOOR



FIRST FLOOR BUILDING B

CAMPUS STYLE SETTING

OFFICES / R&D / HI-TECH BUSINESS SPACE

7,420 to 17,786 sq ft (689.34 to 1,652.37 sq m)

SUMMARY

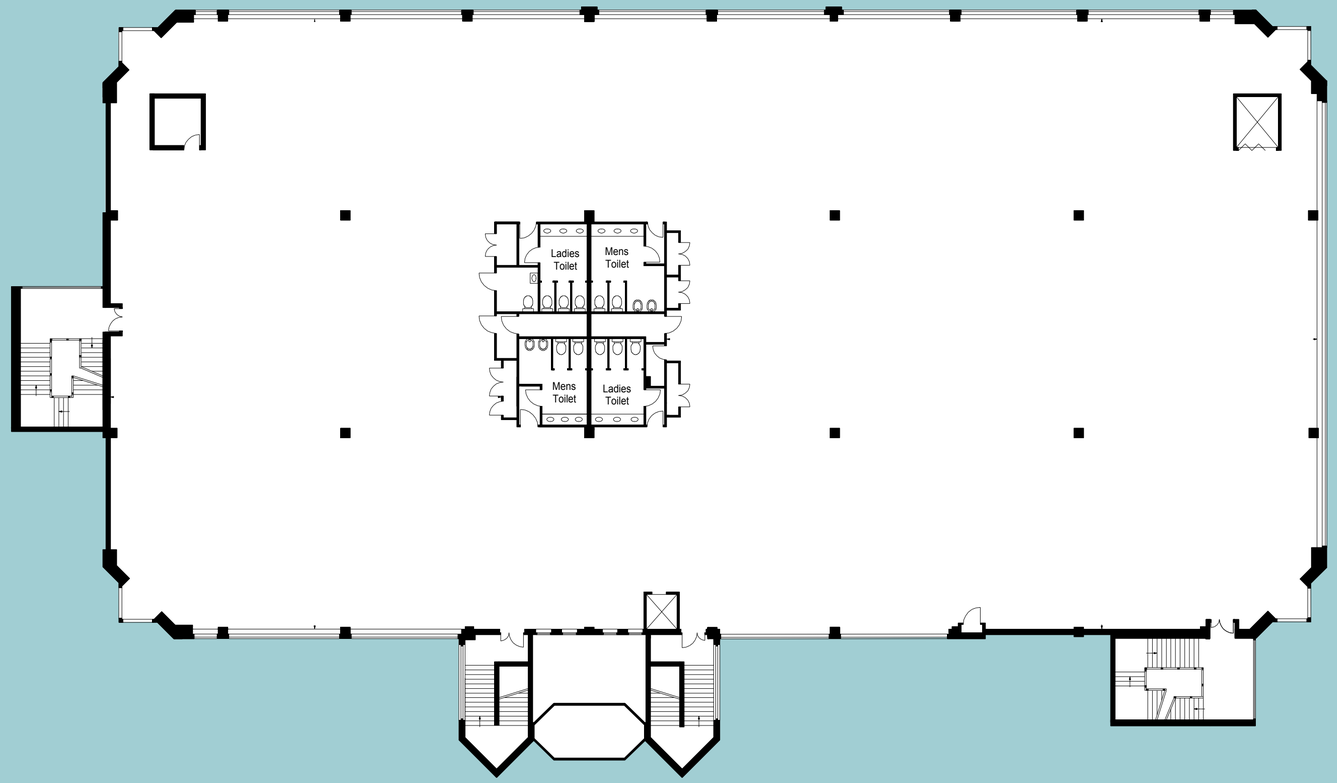
Available Size
7,420 to 17,786 sq ft

Service Charge
c. £4.85 psf

Rent
£12.50 per sq ft

EPC
Rating B (34)

Rates Payable
c. £6.70 psf



- **Single floor plate**
- **Fully refurbished including WCs**
- **New air-conditioning/ M&E**
- **LED lighting**
- **66 car spaces**
- **Goods lift and loading bay**
- **Passenger lift**
- **JD Gyms now open**

DESCRIPTION

The premises comprise the whole of the 1st floor which has been fully refurbished. It is currently all open plan and benefits from LED lighting, suspended ceilings and raised floors.

The building is accessed through a 2 storey vaulted entrance. The building itself is set in an attractive landscaped 'campus style' setting and is one of 3 buildings, all with attractive brick faced elevations.

BUILDING B











VIEW FROM BUILDING B - FIRST FLOOR





thecrescentbasingstoke.co.uk

TERMS

Please contact the sole agent to discuss.

VIEWING & FURTHER INFORMATION

By appointment with the sole agents.

SIMON KNIGHT
07818 012 419
simonknight@brayfoxsmith.com

MATT SMITH
07436 976 049
matthewsmith@brayfoxsmith.com

bray fox smith

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