



WINTON SQUARE, BASINGSTOKE, RG21 8EN

Winton House

### LOCATION

Winton House is prominently located in the thriving 'top of town' business area of Basingstoke, within easy walking distance to a variety of high-class retailers, banks, restaurants and bars. Winton Square feeds into Winchester Road heading out of town in a Westerly direction. The mainline railway station is within a short walking distance and Junction 6 of the M3 is within 1.5 miles and the M4 (J11), just 16 miles.



### OPTIONS AND TERMS

Rooms available in sizes ranging from 250 sq ft to 575 sq ft. Office suites available from 1,120 sq ft. Flexible lease terms available at highly competitive rates.



### CONTACT

For further information and to arrange a viewing please contact us at:

tel: 01256 833333  
or email: info@space2prosper.co.uk



Creating a unique opportunity for expanding businesses in Basingstoke

**Misrepresentation Act 1967:** The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.  
**Finance Act 1989:** Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.







## FLOOR PLAN

Winton House is a distinctive and highly attractive Georgian office building that has been stylishly but sympathetically refurbished. Operated by space2prosper, a division of Cranleys, Chartered Accountants, Winton House provides comprehensive and versatile office accommodation options together with an extensive range of associated business support services.

### POSITION

- ▶ Easy access to motorway and rail links
- ▶ Central town location
- ▶ Prestigious looking building

### FEATURES

- ▶ VAT free rent from one day
- ▶ Fully serviced office suites
- ▶ Nearby public car parking
- ▶ Boardroom/rooms from 1 hour
- ▶ Café terrace/refreshments
- ▶ Security system and lift

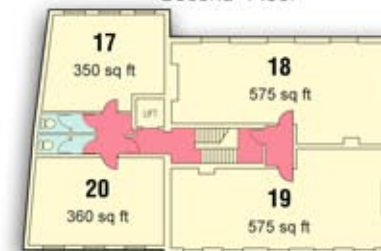
### SERVICES

- ▶ Virtual office, Hot desks, immediate start
- ▶ Executive and management support
- ▶ Reception and secretarial services
- ▶ Mailing service, Broadband
- ▶ Fully managed phone system with remote access
- ▶ Postage, franking and copy facilities



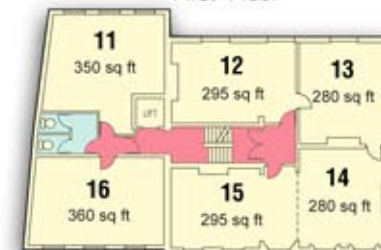
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Second Floor



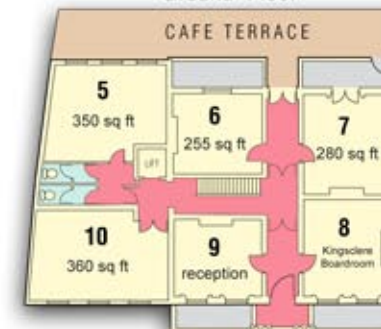
(Approximate room measurement)

First Floor



(Approximate room measurement)

Ground Floor



(Approximate room measurement)

Lower Ground Floor



(Approximate room measurement)



Kitchen



Toilets

