

**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.

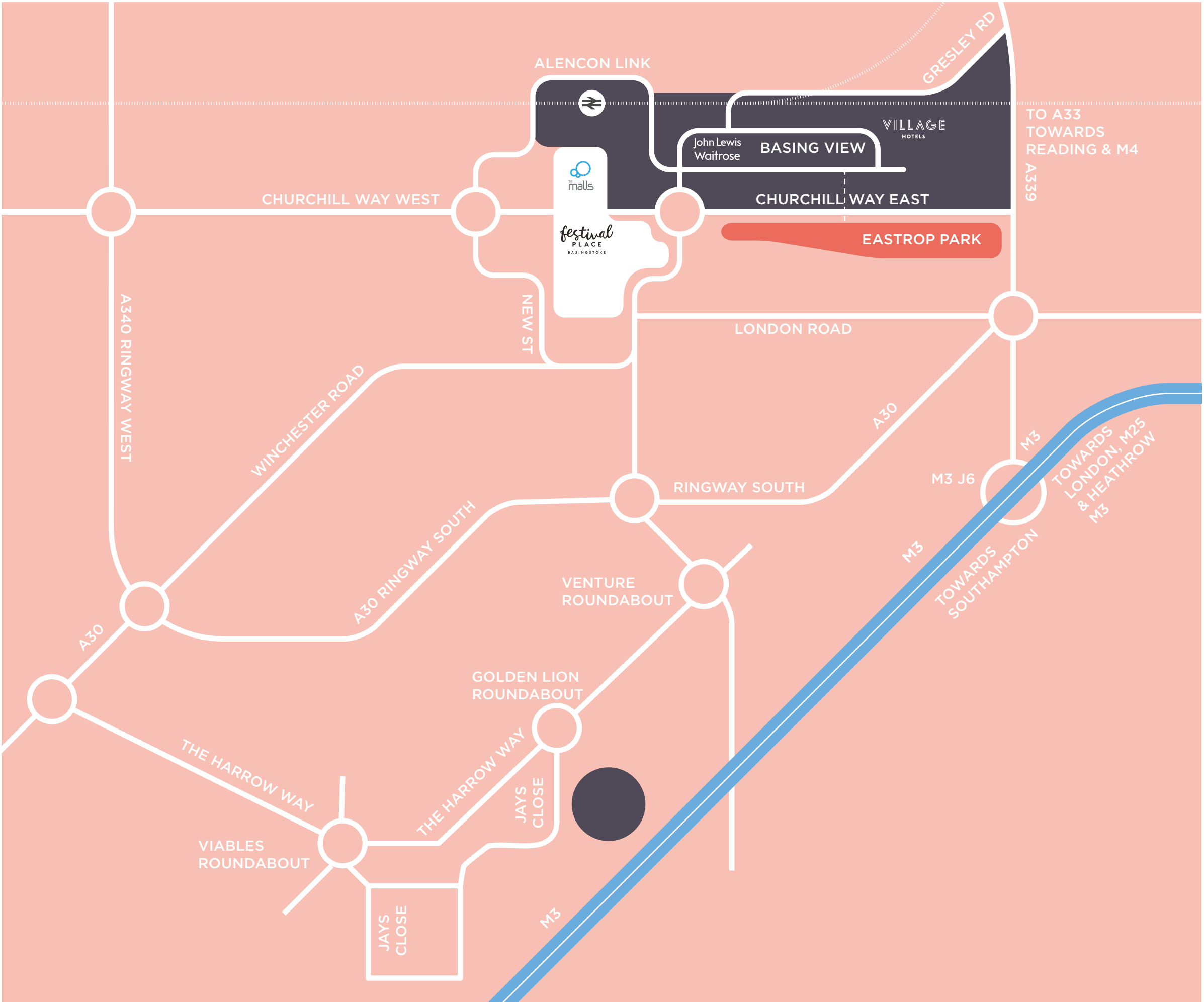


- ❖ Town centre and Basing View regeneration plans continue to drive investment and growth.
- ❖ Economic strategy focuses on business growth, skills development and innovation.
- ❖ Public and private investment is supporting regeneration, housing and infrastructure.
- ❖ Viables Business Park continues 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	BY ROAD	miles
Farnborough	12	Newbury	16
Reading	15	Reading	17
Woking	18	Farnborough	17
Gatwick Airport	77	Southampton	30
Southampton Airport	22	Heathrow	38
Southampton Central	30	Guildford	31
London Waterloo	45	Portsmouth	49
Birmingham	110	London	52
Manchester	206	Gatwick	61



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

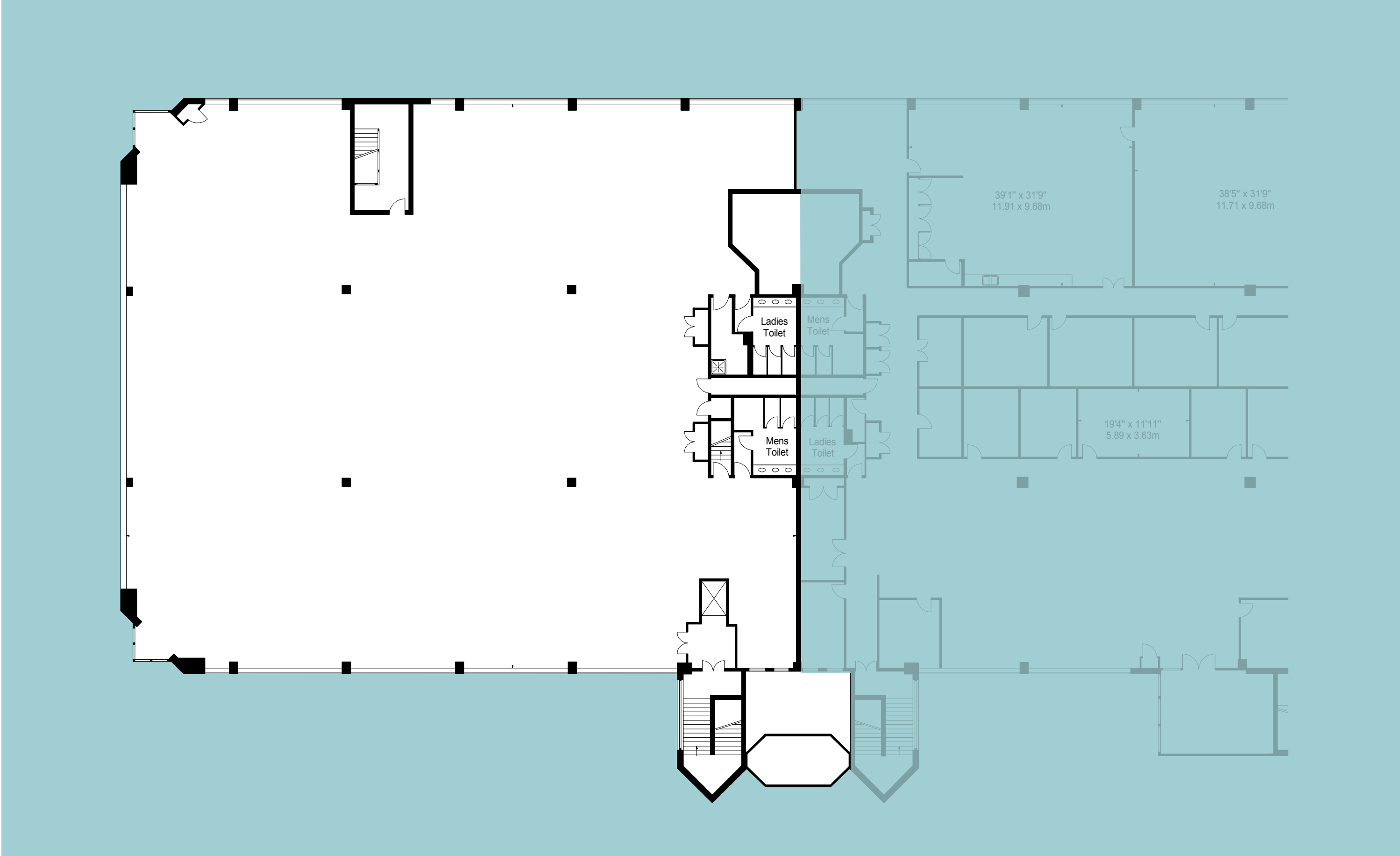
The Crossrail service into London can be accessed at Reading, some 15 minutes by rail and 17 miles by road.

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	Service Charge
11,125 sq ft	c. £6.30 psf
Rent	EPC
£12.50 per sq ft	Rating C (64)
Rates Payable	
c. £8.78 psf	



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

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 D (92)
Rates Payable c. £6.70 psf	



Single floor plate



66 car spaces



Fully refurbished including WCs



Goods lift and loading bay



New air-conditioning/
M&E



Passenger lift



LED lighting

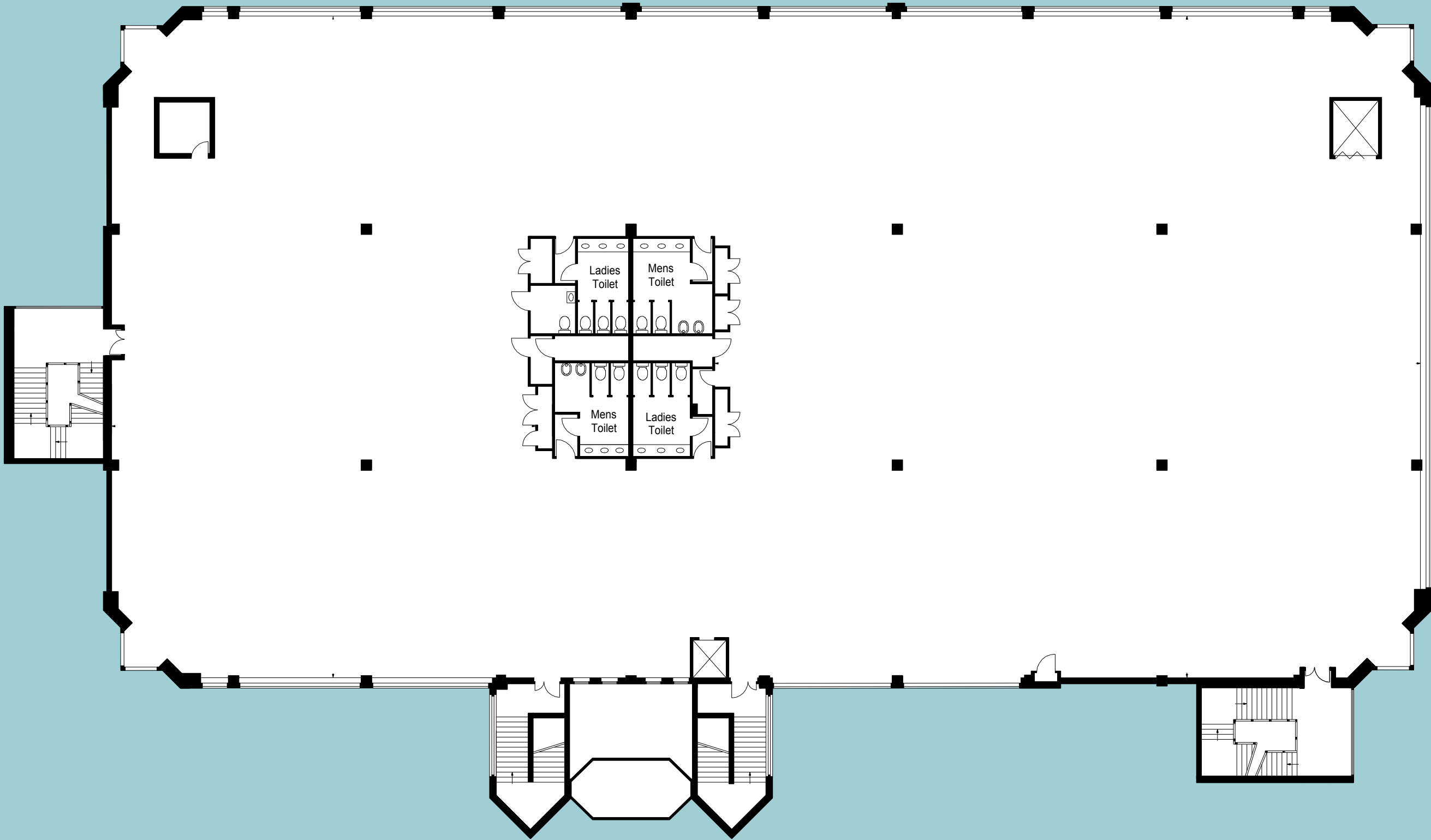


JD Gyms now open

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







TERMS

Please contact the sole agent to discuss.

VIEWING & FURTHER INFORMATION

By appointment with the sole agents.

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