



 Chineham Park

# 3 Elmwood

Offices available

6,314 sq ft To Let

# Your new office

No. 3 Elmwood provides flexible, high quality space to suit your business needs.

The offices are located on Chineham Park, Basingstoke's premier business park and a vibrant business community.

Net Internal Area	SQ FT	SQ M	Car parking
Total	6,314	587	20

\*Net internal area / \*Plans not to scale. Indicative Only

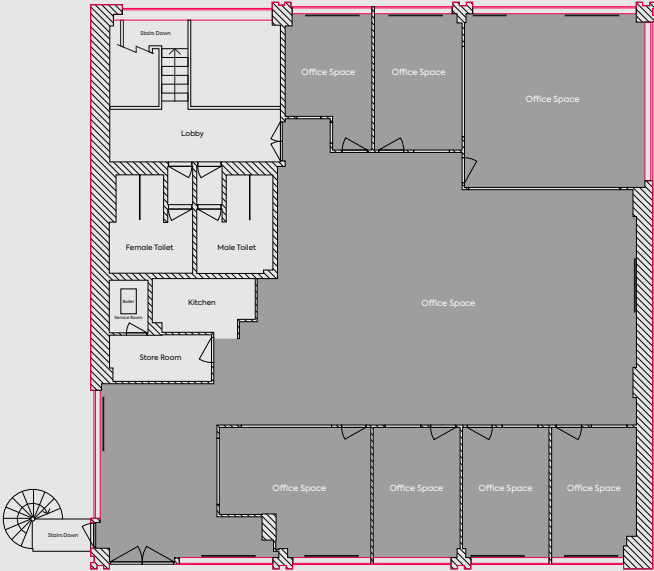


Indicative floorplan

Ground floor



First floor





# It's time for a better working environment



Open plan air conditioning system



Carpeted throughout



LED lighting

## *The Exchange*

Opposite The Exchange co-working and cafe space



Access control system



Good parking provision: 20 spaces



Meeting rooms and kitchen



Woodland views



Indicative

1,200 sq ft available



## Your Community

### Features on the park include:

- ⚡ EV charging points at Spindlewood
- 🏠 Bio-diversity areas
- 📶 Wifi across The Green and in The Exchange

### Other amenities nearby include:



Trainline connecting Basingstoke to London Waterloo in 1hr

Easy road connections to A339, A33, M3 & M4

Amenity field with outdoor seating

Regular street food, social and fitness events

Gather & Gather cafe with The Exchange co-working space

Jogging/walking route start point



Amenity field

Bright Horizon nursery

Future Gather & Gather restaurant

Chineham hair & beauty salon

Fitness First gym

Free shuttle bus into Basingstoke town centre and train station every 15 minutes

Parklands: walking routes and bio-diversity areas



# Enhanced wellbeing for your people

Chineham Park offers an attractive environment thanks to its diverse mix of on-site amenities and facilities, coupled with open, green spaces for much needed breathing space, helping your employees achieve a better work/life balance.



Fitness First



Bright Horizons  
nursery



Beautician and  
hairdressers



The Exchange &  
co-working space



Gather & Gather  
café



Street food  
events



Weekly onsite fitness  
and yoga classes



Annual community  
events



Chineham Park  
running club



24hr on-site  
security



Courtesy shuttle bus  
to and from Basingstoke town  
centre and train station



Excellent landscaping  
across 95 acres, including  
900 mature trees





# The Exchange

The Exchange is a new concept from Frasers Property that provides an agile and welcoming workspace for dynamic companies and their people who want to connect in an inspiring, technology rich environment.

The Exchange is operated by Gather + Gather, offering breakfast, lunch and all day food and drink options including hot paninis, soups, sandwiches, breakfast baps, sweet and savoury snacks and great coffee.



Agile working  
space



Meeting  
rooms



Flexible  
working



Artisan  
coffee





# Sustainability at Chineham Park

We understand the importance of wellbeing and efficiency within your business. We are committed to enhancing the condition of our buildings and business parks to support our customers and align with their ESG (or CSR) goals.

Corporately, Frasers Group are committed to being carbon neutral by 2050 aligned with the Science Based Targets initiative.



Rapid electric car charging points



0% waste direct to landfill



80% of waste recycled annually



100% use of renewable energy



Park wide waste policy



Support of local community to upgrade nature trails



Solar panel roll out programme



6 EV charging points



10 bird boxes



**2021**  
New facilities to enable more cycling



**2025**  
5\* GRESB ranking



**2030**  
Net zero carbon in all landlord areas



# Your Community

Chineham Park is one of the region's most desirable business addresses. A delightful 90 acre parkland setting that's a breath of fresh air for the people who work there. Customer convenience and wellbeing is at the heart of the comprehensive amenity offer and events schedule. The park is equally accessible by car or bike, with superb public transport links too, including an exclusive free bus service connecting people directly to the nearby Basingstoke train station.





# Get in touch

If you're interested in joining a business community in high quality office space, amongst an abundance of amenities and events, please contact one of the team today:

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 **ChinehamPark**

Fraser's Property's commitment is to deliver enriching and memorable experiences for our customers and stakeholders across the integrated portfolio and services we provide. We have businesses in Singapore, Australia, Europe, China and Southeast Asia, and a hospitality footprint spanning over 80 cities.

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