



ChinehamPark

8 Elmwood

Ground & first floor offices available

4,858 sq ft To Let

Your new office

8 Elmwood provides a range of flexible office accommodation with excellent parking provision, to suit your growing business.

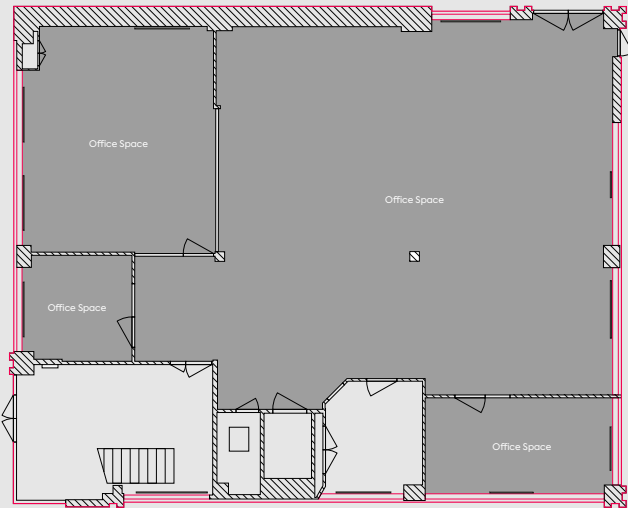
| Net Internal Area | SQ FT | SQ M | Car parking |
|-------------------|-------|------|-------------|
| First | 2,345 | 218 | 13 spaces |
| Ground | 2,513 | 234 | 25 spaces |
| Total | 4,858 | 452 | 38 spaces |

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

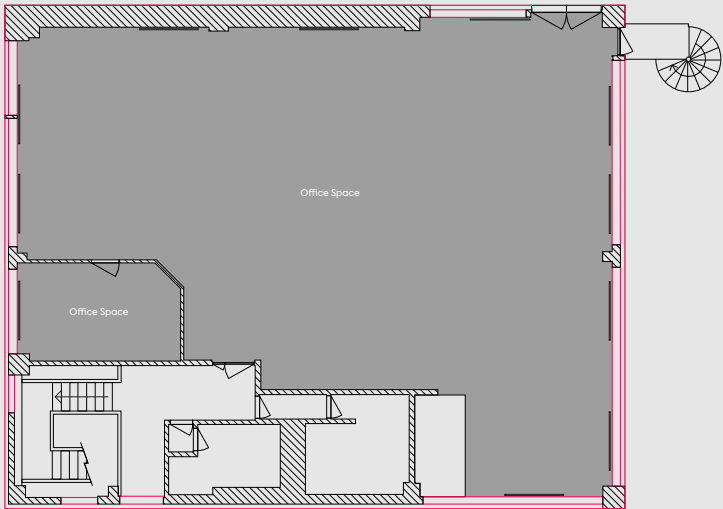


Indicative floorplan

Ground floor



First floor



It's time for a better working environment



LED lighting



Fully refurbished air conditioning system



Self-contained office building



Excellent parking



Close to amenity hub



Excellent fibre connectivity



Great natural light



Landscaped environment



New carpet throughout



Indicative

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

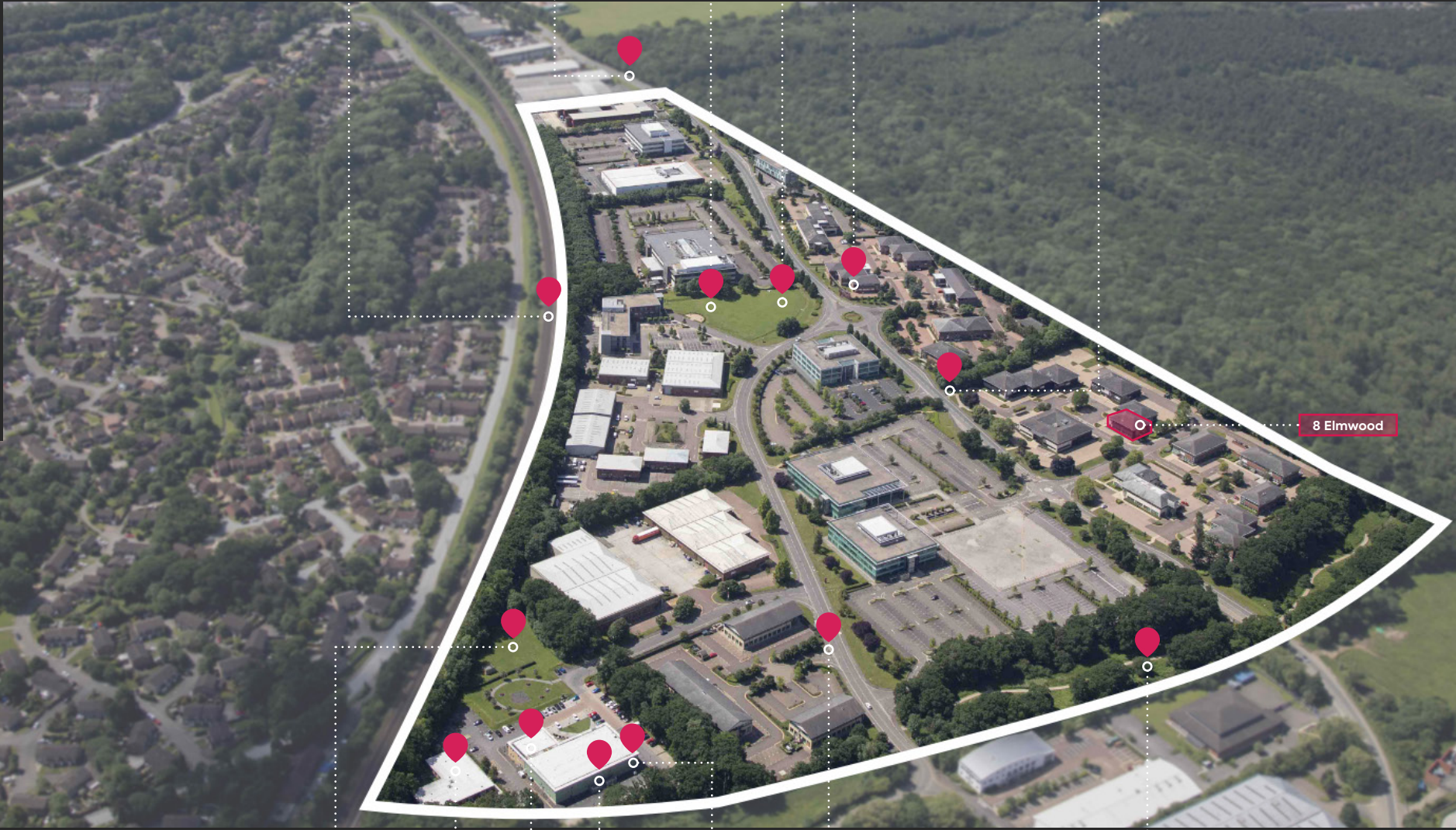
Easy road connections to A339, A33, M3 & M4

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



8 Elmwood

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 is part of the largest area certified for health and wellbeing excellence globally, through the Fitwel rating scheme. Fitwel is the most widely used people-focused certification for health and wellbeing excellence in the built environment, and is recognised worldwide for its assessment of holistic health measures.

Chineham Park offers an attractive environment thanks to its diverse mix of on-site amenities and facilities, coupled with open, green spaces, excellent pedestrian connectivity, fitness areas and healthy food options, to help your employees achieve a better work/life balance.



Onsite fitness classes



Community events



Chineham Park
running club



Fitness First



Bright Horizons
nursery



Beautician and
hairdressers



24hr on-site
security



Courtesy buses
and taxis



Excellent landscaping
across 95 acres, including
900 mature trees



The Exchange &
co-working space



Gather & Gather
café



Street food
events

The Exchange

The Exchange is a 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

Chineham Park is proud to be targeting net zero carbon by 2030 for managed areas, aligned with certification scheme Science Based Targets, to limit warming to 1.5°C. The park will achieve this through energy efficiency measures, procurement of 100% renewable electricity, and rooftop solar PV installations. Enhancing biodiversity across the park, minimising waste to landfill, and promoting cycling and active travel are more ways Chineham Park is helping our occupiers be more sustainable.

Chineham Park aims to generate social value in the local community. The park fundraises for local charity, Sebastian's Action Trust, and supports an apprenticeship employment programme.



Green flag
award



90% of
waste
recycled



100%
renewable
energy in
common areas



Sustainability
improvement
plans in place



Rooftop solar
PV roll out



EV charging
points



Bird boxes &
insect hotels



Bicycle lanes



Air quality
monitoring



ISO 14001
Environmental
Management
system

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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