



# 10-12 Cedarwood

Ground floor offices available

4,668 sq ft To Let



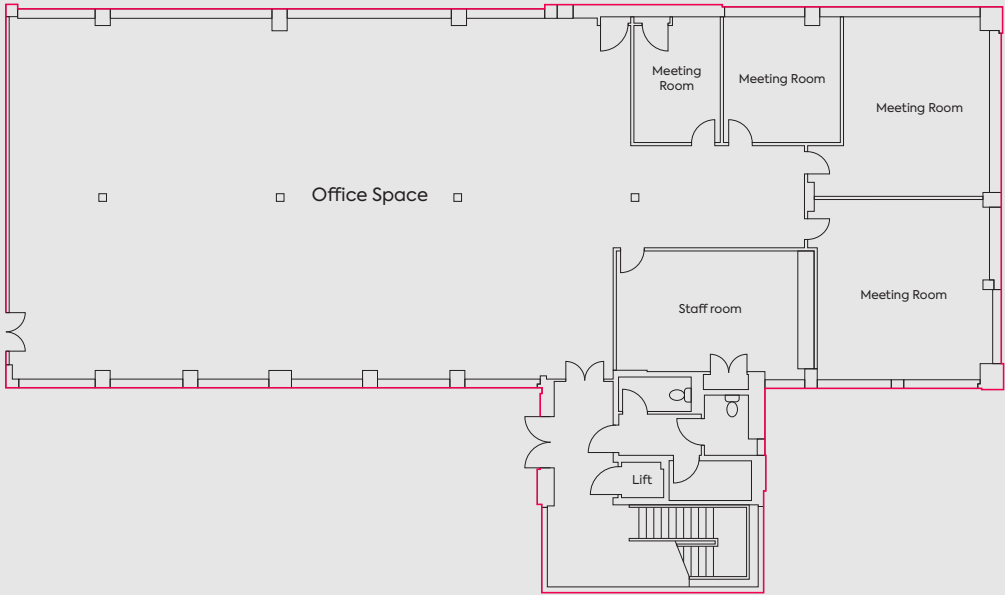
# Your new office

The ground floor offices at Cedarwood provides high quality office accommodation. The office is located on Chineham Park, Basingstoke's premier business park and a vibrant business community. Situated directly opposite the Park's cafe and co-working facility – The Exchange.

- Open plan air conditioning system
- Carpeted throughout
- LED lighting
- Kitchen
- Meeting rooms/offices
- Access control system
- Woodland views
- Opposite The Exchange co-working space & café
- Good parking provision
- Good natural light
- EPC B
- Solar PV

Net Internal Area	SQ FT	SQ M	Parking spaces
Ground floor	4,668	433	17

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





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

## Your Community

Other amenities nearby  
include:

TESCO

M&S  
EST. 1884

Boots

GREGGS

Superdrug

SUBWAY



10-12 Cedarwood

Amenity  
field

Bright  
Horizon  
nursery

EV charging  
points at  
Spindlewood

Chineham  
hair & beauty  
salon

Fitness  
First gym

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

New cafe  
arriving  
2023

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



Pizzeria



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



Free Ryde  
bike hire



# 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 2050 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.



100% renewable energy in common areas



Wildlife Trust Biodiversity Award



Rooftop solar PV roll out



EV charging points



Bird boxes & insect hotels



Bicycle lanes



Air quality monitoring



ISO 14001 Environmental Management system



Green flag award



90% of waste recycled



On track to achieve net zero carbon by 2050



2\* Fitwel accreditation for Health & Wellbeing





# 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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