



Central 40

First Floor offices available

CENTRAL 40



Your new office

Central 40 is a three storey office building in the heart of Chineham Park, Basingstoke's premier business location.

- Target BREEAM in use Excellent
- Target EPC A
- LED lights
- Fitwel accredited site
- Exposed services

Net Internal Area SQ FT SQ M

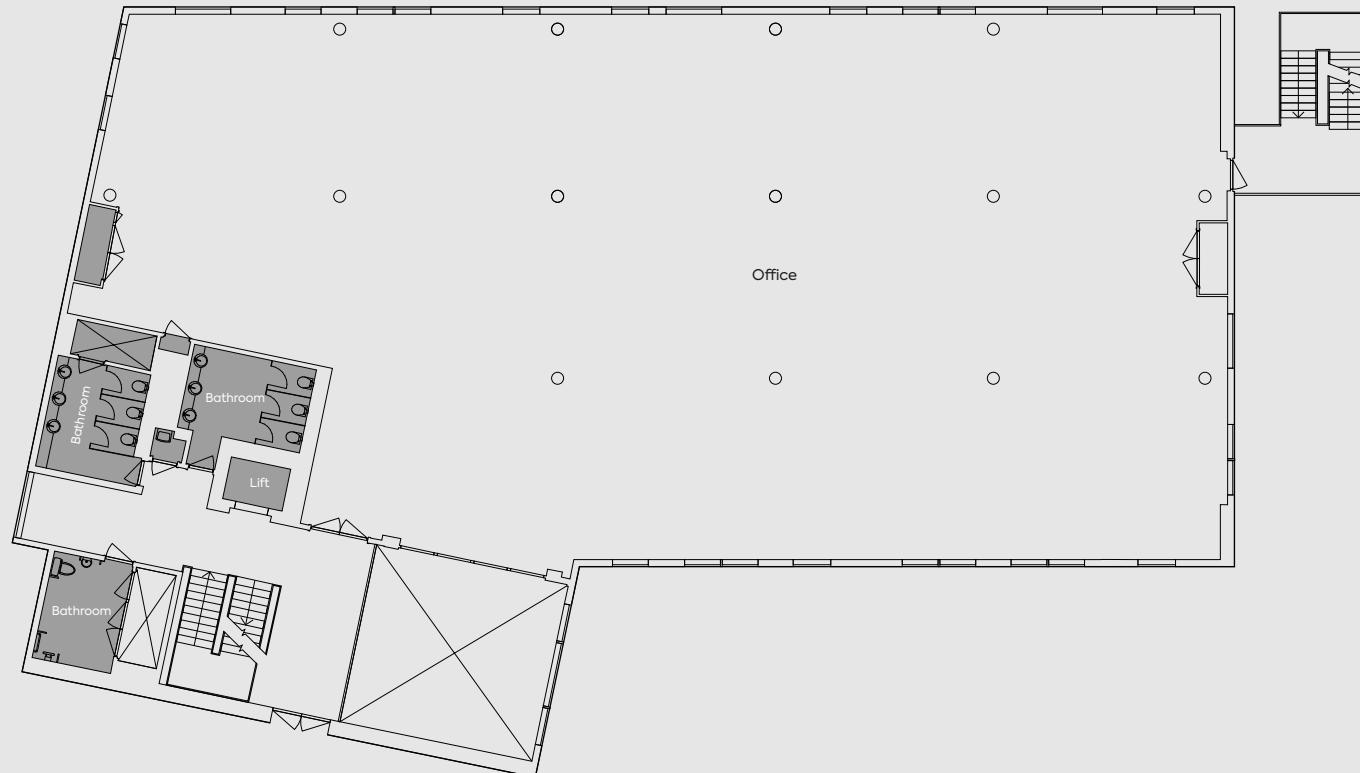
First	6,569	610
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*Net internal area / *Plans not to scale. Indicative Only



Indicative floorplan

First floor



It's time for a better working environment



Double height
reception



New VRF Air
Conditioning



Fully accessible
300mm raised
floor



Targeting EPC 'A'



Rainwater
harvesting



LED lighting



Rooftop solar
panels



Electric car charging



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

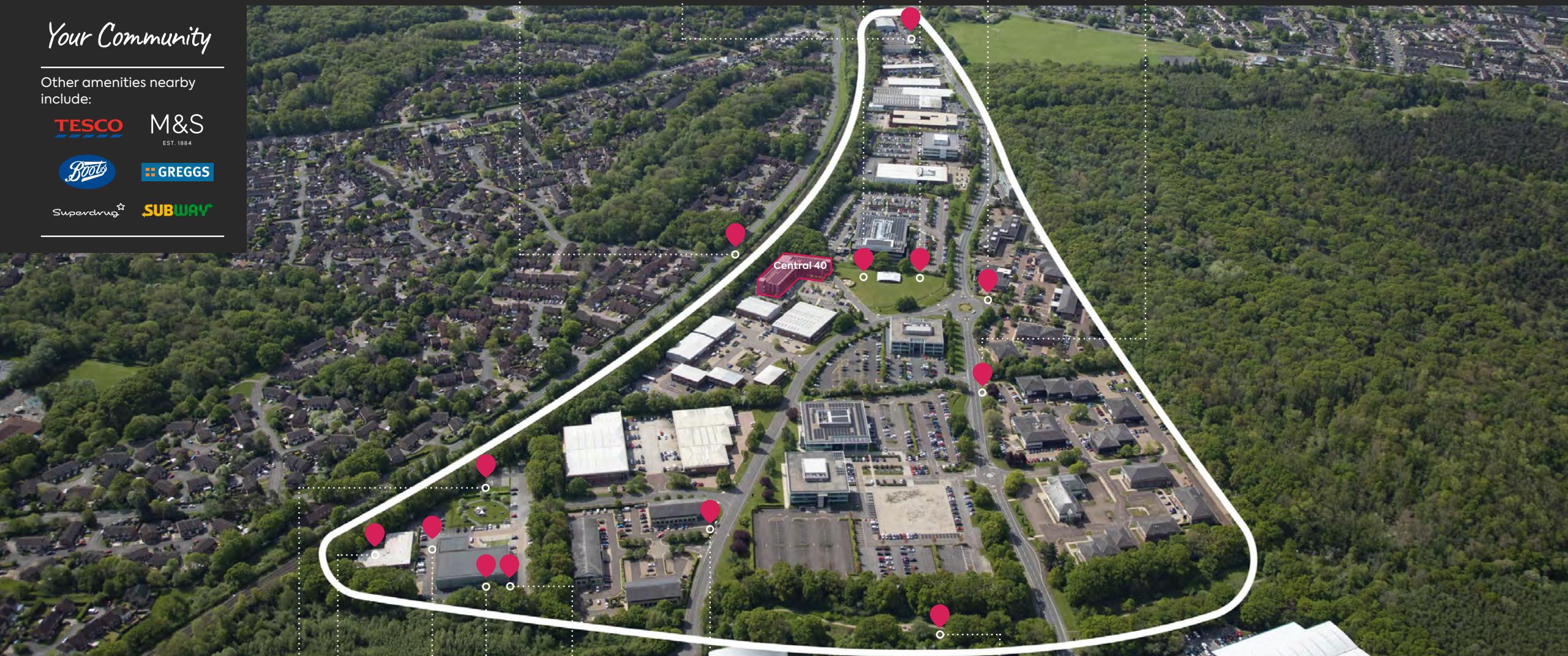
M&S
EST. 1884

Boots

GREGGS

Superdrug

SUBWAY



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

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



24hr on-site
security



Courtesy buses
and taxis



Excellent landscaping
across 95 acres, including
900 mature trees



Bright Horizons
nursery



Beautician and
hairdressers



Gather & Gather
café



Street food
events

The Exchange

The Exchange is a concept from Anglesea Capital 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.



100%
renewable
energy in
common areas



Sustainability
improvement
plans in place



Rooftop solar
PV roll out



EV charging
points



2* Fitwel
accreditation
for Health &
Wellbeing



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 2030



4* GRESB
accreditation



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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 Chineham Park

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