

 ChinehamPark

# Central 40

Ground 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 Very Good
- Target EPC A
- LED lights
- Fitwel accredited site
- Exposed services
- High quality partitioning – meeting rooms and kitchen

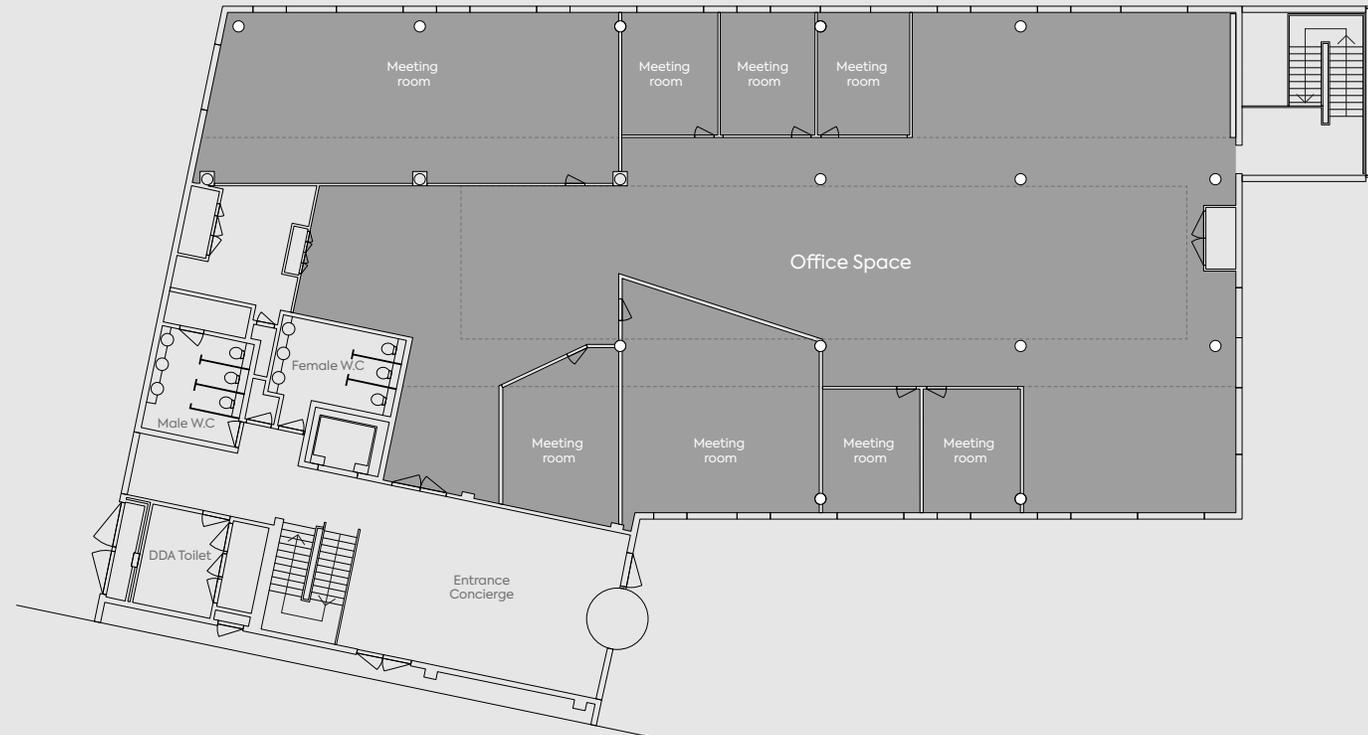
| Net Internal Area | SQ FT | SQ M |
|-------------------|-------|------|
| Ground            | 6,572 | 608  |

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



## Indicative floorplan

### Ground 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

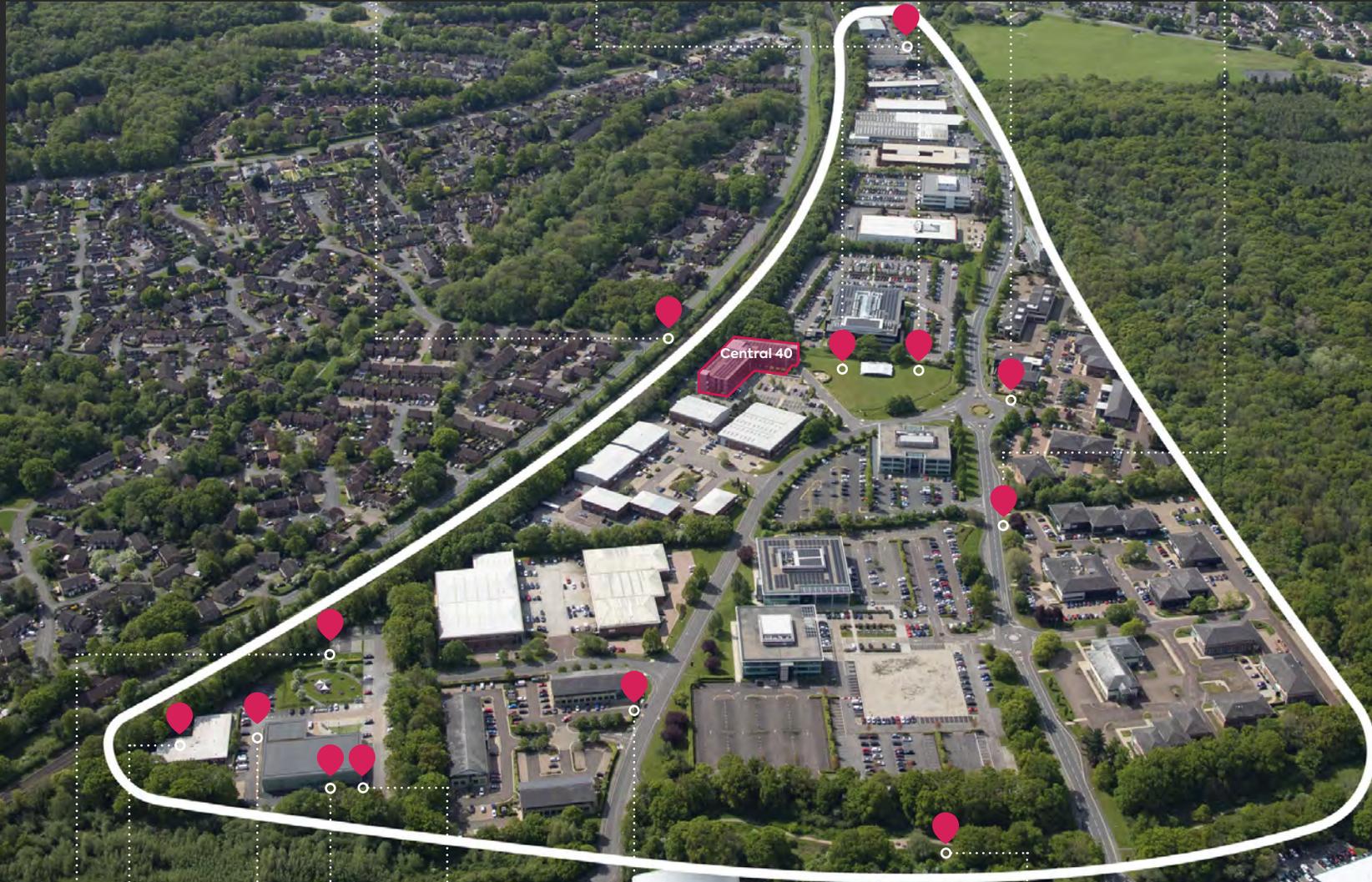
Regular street food, social and fitness events

Gather & Gather cafe with The Exchange co-working space

Jogging/walking route start point

## Your Community

Other amenities nearby include:



Central 40

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



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 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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 **ChinehamPark**

[chinehampark.co.uk](http://chinehampark.co.uk)

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