

# INTEC

Intec Business Park, Wade Road,  
Basingstoke, **RG24 8NE**

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**24,022 - 87,366 sq ft**

An exciting new industrial warehouse  
development of 3 units - **To Let**



**AVAILABLE Q4 2024**

**STARTED ON SITE**

# INTEC

Travis Perkins

Blatchford  
Ortopedi

Wade Road

ThermoFisher  
SCIENTIFIC



Ringway A339

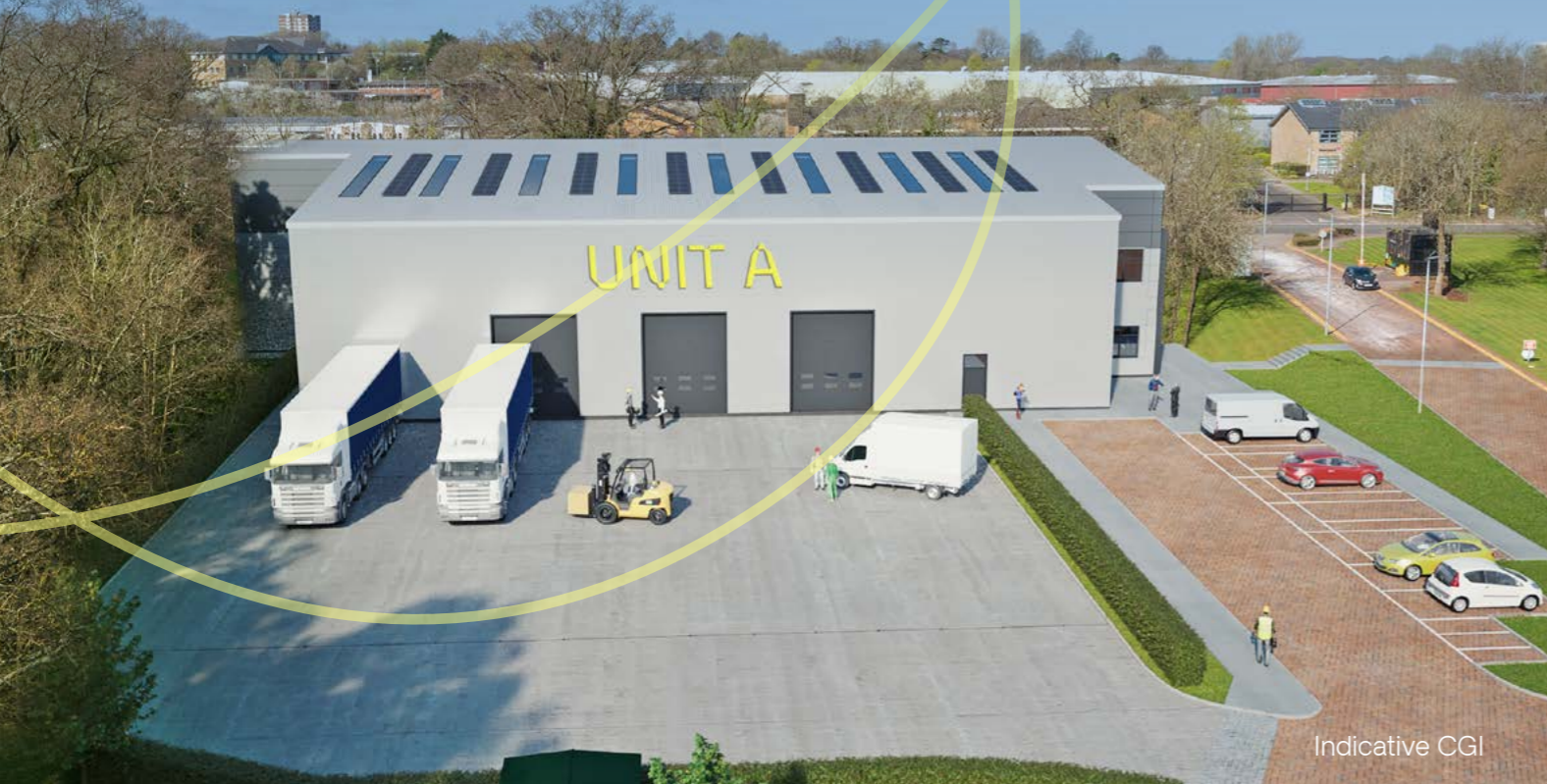
M3

UNIT A

UNIT B

UNIT C

# JOIN A MAJOR HUB OF TRADE & COMMERCE



## UNIT A

- + 3 level loading doors
- + 2 electrical charging points
- + 51 car spaces
- 8 EV charging bays

Industrial Area	2,094 SQ M	22,543 SQ FT
First Floor Offices	293 SQ M	3,151 SQ FT
<b>Total</b>	<b>2,387 SQ M</b>	<b>25,694 SQ FT</b>

## UNIT B

- + 3 level loading doors
- + 2 electrical charging points
- + 52 car spaces
- 8 EV charging bays

Industrial Area	1,977 SQ M	21,280 SQ FT
First Floor Offices	255 SQ M	2,742 SQ FT
<b>Total</b>	<b>2,232 SQ M</b>	<b>24,022 SQ FT</b>

## UNIT C

- + 4 level loading doors
- + 4 electrical charging points
- + 78 car spaces
- 12 EV charging bays

Industrial Area	3,253 SQ M	35,010 SQ FT
First Floor Offices	245 SQ M	2,640 SQ FT
<b>Total</b>	<b>3,498 SQ M</b>	<b>37,650 SQ FT</b>

<b>Total Combined Warehouse Area</b>	<b>8,117 SQ M</b>	<b>87,366 SQ FT</b>
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Ability to split if required

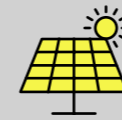
All areas are GEA



Target BREEAM Excellent



Target EPC A



30% PV Provision



10% Roof Lights



Parking & EV Charging - Car Parking Ratio Minimum 1:500 Sq Ft



Cycle Storage



175 KVA for Unit C  
250 KVA for Unit A and B



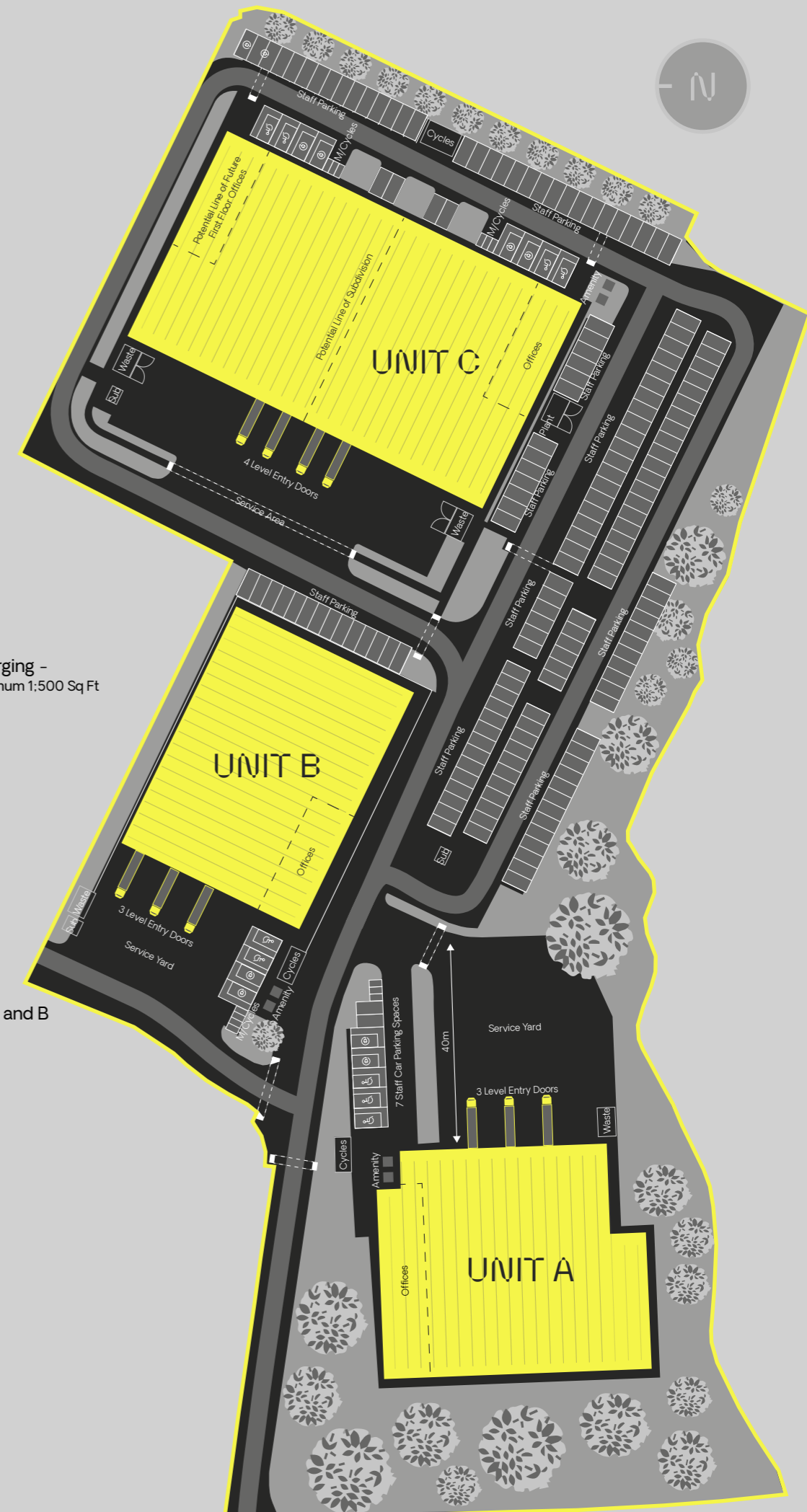
8m Internal Clear Eaves Height

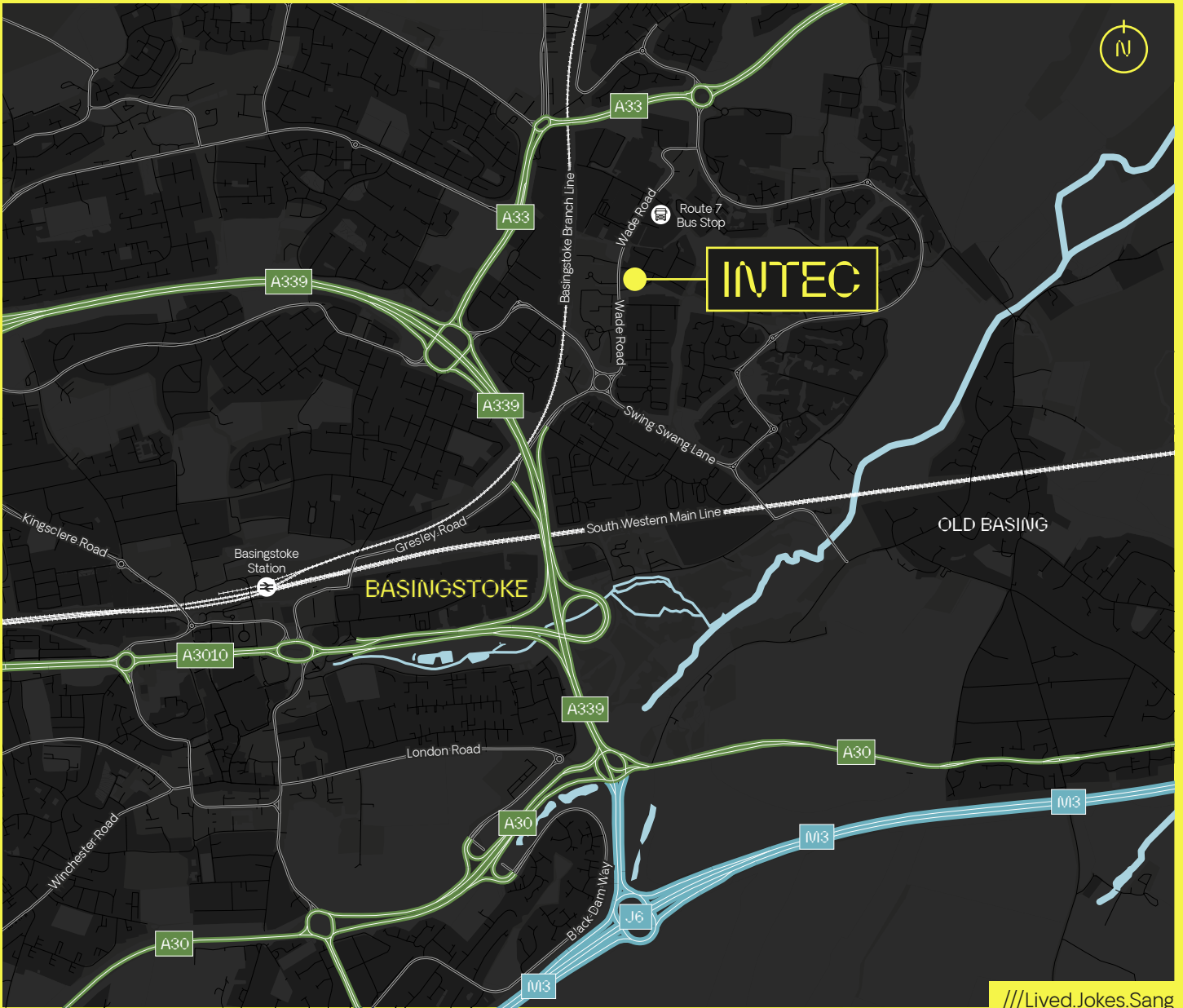


Shower Facilities



40kN/m2 Floor Loading





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A33	1 miles
M3 J6	2 miles
Reading	15 miles
Southampton	31 miles
Southampton Docks	35 miles
Heathrow	37 miles
Central London	50 miles
Gatwick	55 miles



Southampton	19 mins
Reading	32 mins
Waterloo	45 mins



London Heathrow	34 mins
Southampton	36 mins
London Gatwick	62 mins
London Luton	68 mins



Route 7 Every 15 mins

**DTRE**

**Claudia Harley**  
+44 (0) 74 8306 8035  
claudia.harley@dtre.com

**Jake Huntley**  
+44 (0) 77 6515 4211  
jake.huntley@dtre.com

**bdt**

01256 840 777

A Development By  
**MARCHMONT**

**Brian Pickett**  
+44 (0) 77 0899 4420  
brian.pickett@bdt.uk.com

**Russell Ware**  
+44 (0) 77 4784 6422  
russell.ware@bdt.uk.com

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