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# G-Park Basingstoke

Prime M3 Corridor Industrial/Logistics Opportunity Available To Let

AVAILABLE  
Q1 2024

209,461 sq ft

net-Zero  
A net-zero target build



Strategic  
Location



Basingstoke  
RG24 9NL



209,461  
SQ FT



3 miles  
to M3 J6



G-Park Basingstoke

# Prime M3 Corridor Location

G Park Basingstoke is a new, speculative development, offering an unrivalled opportunity to service the London and wider South East markets. The scheme benefits from excellent infrastructure links in an established logistics location.

The site is superbly located within 3 miles of Junction 6 of the M3 and is only 28 miles from Junction 12 of the M25, providing access to the wider national motorway network. The key south coast port of Southampton is 37.5 miles to the south west, enabling an occupier to benefit from established trade routes with the continent and beyond.

Built to the highest, sustainable specification, G-Park Basingstoke will comprise a single industrial/logistics building totalling 209,461 sq ft.





G-Park  
Basingstoke

A340

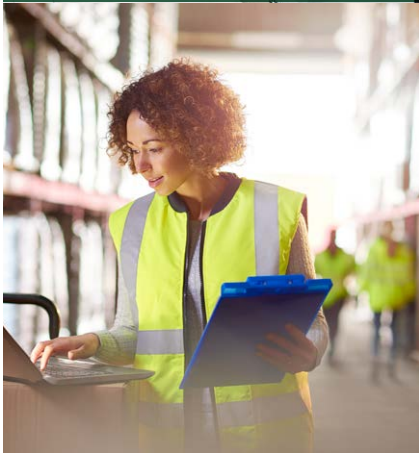
A339

M3 J6  
(2.2 miles)



A+

EPC rating



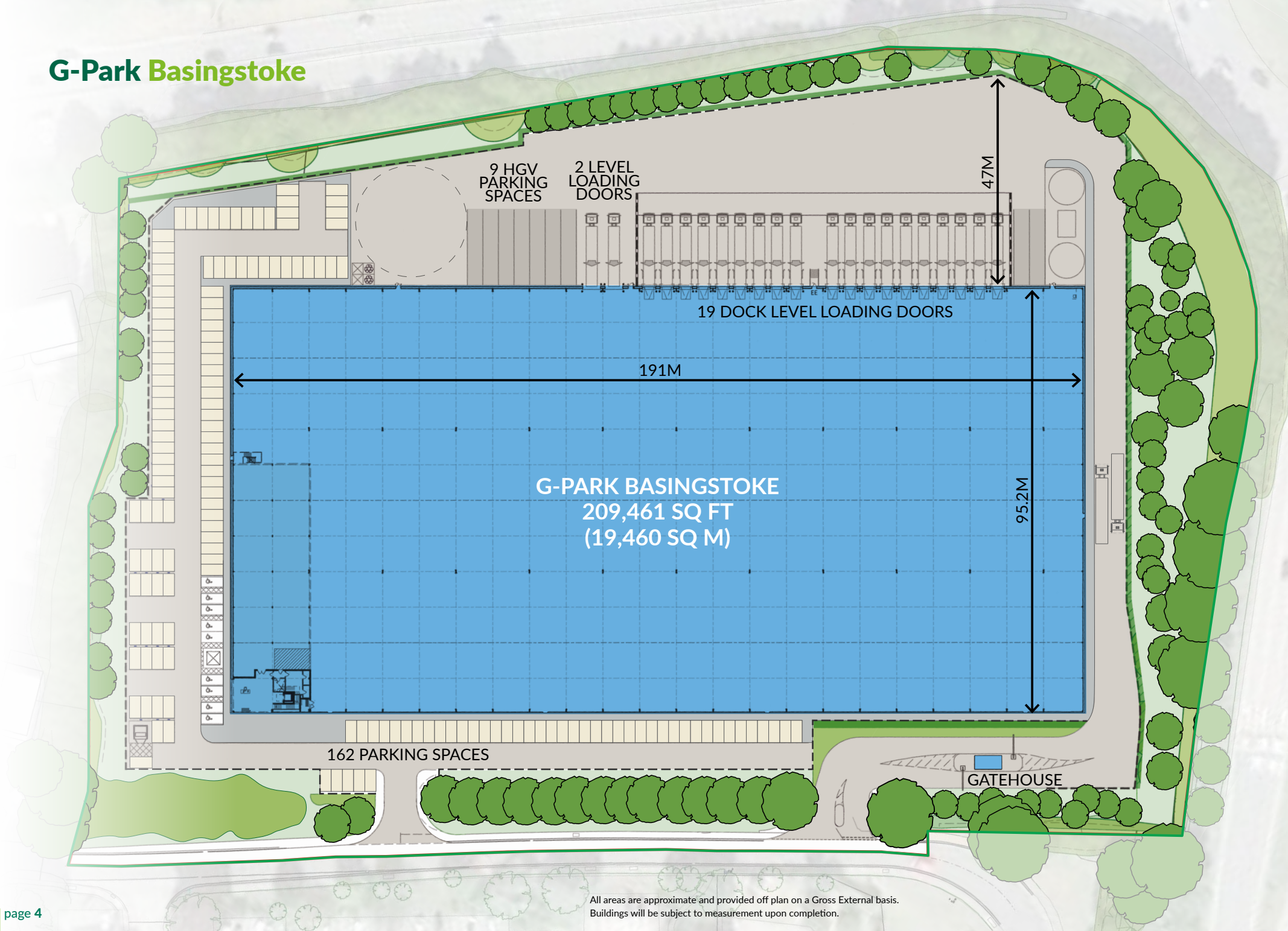
BREAM  
EXCELLENT

net-Zero  
A net-Zero target build



Indicative Images

# G-Park Basingstoke



All areas are approximate and provided off plan on a Gross External basis. Buildings will be subject to measurement upon completion.

# Specification

G-Park Basingstoke will comprise a 209,461 sq ft industrial/logistics building to meet the needs of the modern occupier. It's excellent location is matched by the high specification design and quality of the development.

The key elements of the base specification are outlined below:

Clear internal height	15M
Dock level loading doors	19
Ground level loading doors	2
Max yard depth	47M
Car parking spaces (includes 20% EV spaces)	162
HGV parking spaces	9

G-Park Basingstoke will provide a best in class working environment and will benefit from a number of highly sustainable initiatives to align with the objectives of the occupier.

- Enhanced natural day light with 15% warehouse roof lights
- Highly efficient office ventilation
- Building management system to monitor performance
- Sustainable landscaping for enhanced wellness
- Sustainably sourced construction materials, reducing carbon footprint

	SQ FT	SQ M
GROUND FLOOR	198,438	18,435.5
FIRST FLOOR OFFICE	10,829	1006.1
GATEHOUSE	194	18
<b>TOTAL (GEA)</b>	<b>209,461</b>	<b>19,494.6</b>

## Key features



**Built to high specification**



**Intelligent LED office lighting**



**PV roof panels**



**Cycle shelter**



**Rainwater harvesting**



**Power 2 MVA**



**Secure site**



**Gatehouse**

# Strategic location for skilled labour

G-Park Basingstoke benefits from a skilled local and regional labour pool with over 86% of the population qualified to NVQ2.

With over 800,000 households within a 30 mile radius and 5,620 new homes planned for Basingstoke & Deane Borough, both the potential labour supply and customer catchment are set to increase significantly.

The location, its strong connectivity and skilled labour supply provide an opportunity for high tech and manufacturing businesses in the region, as well as those involved in logistics and supply chain.

G-Park Basingstoke is the ideal location for reaching the southern markets in the UK, and with Southampton Port accessible in less than 60 minutes, access to Europe is also within easy reach.

The site is situated on Priestley Road, which is accessed from the A340 Aldermaston Road, providing immediate access to the A339 Basingstoke Ringway North. This provides a dual carriageway route to J6 of the M3, 3 miles to the south east.

The established Houndmills Industrial Area is located to the south of the A339 with major occupiers including Sainsbury's, Royal Mail, XPO Logistics, Leverton Clarke and GAME.

### Highly skilled local workforce



**62.3%**

working age population in Basingstoke\* (compared to 61.1% in the South East)



**83.2%**

Economically Active People\* (compared to 79.1% average)



**86.1%**

NVQ2 qualified\* (compared to 78.2% in Great Britain)



**821,360**

households within a 30 mile radius\*\*



**5,620**

new homes are planned for Basingstoke & Deane Borough which will further increase the potential labour supply



Population

**130,000**

within 15 mins

**520,000**

within 30 mins

**2.5M** within 1.5 hours

**23.3M** within 2.25 hours

**47.6M** within 4.5 hours



**29 miles to the M25**



**32 miles to the M27**

**SAT NAV RG24 9NL**

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Motorways (Junctions)	Miles	Mins
M3	3	6
M4	14	25
M25	29	33
M27	32	30
M40	36	69

Locations	Miles	Mins
Basingstoke	1.7	6
Reading	19	25
Southampton Port	37	60
Oxford	44	55
Central London	49	93
Port of Bristol	88	97

Rail	Miles	Mins
Basingstoke	1.5	6
Channel Tunner	124	173

Airports	Miles	Mins
Southampton	33	35
Heathrow	35	50
Gatwick	61	97
Luton	67	74



# GLP in Europe

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We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our shareholders and investors, support our employees and customers and enhance our local communities. Learn more at [glp.com/global](https://www.glp.com/global)

Our European operating portfolio consists of more than 5.6 million sq m across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million sq m. To learn more about our European operations, please go to [eu.glp.com](https://eu.glp.com)

Learn more at [www.glp.com](https://www.glp.com)



**5.6 million sq m  
operating portfolio**



**9 million sq m  
development in 30 years**



**4 million sq m  
development pipeline**



**Strong  
global presence**







## Contacts

If you would like any further information on the building, or to arrange a meeting, please contact the leasing team:



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In partnership with



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Development in conjunction with Wrenbridge





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