



AVAILABLE
NOW

50,418 SQ FT

KINGSLAND BUSINESS PARK | BASINGSTOKE | **RG24 8AH**

(4,684 SQ M)

LOCATION



Kingsland Business Park is located approximately 2 miles to the north east of Basingstoke town centre and railway station (journey time to London Waterloo approx. 45 mins), and is easily accessed via the A339 northern and eastern ringway. Junction 6 of the M3 is only 3 miles to the south.

Frequent bus services operate between Chineham Shopping Centre and Basingstoke town centre via Wade Road, the main spine road through Kingsland Business Park. Chineham Shopping Centre provides excellent local amenity with a Tesco foodstore, M&S, Boots, Costa Coffee and Greggs.



SPECIFICATION



Gateway House is a detached, steel portal frame industrial/warehouse unit of 50,418 sq ft. The building features excellent clear internal height and floor loading capacity as well as dock level loading and a secure yard area. The ground floor reception and first floor offices have been redesigned to provide optimal circulation.

The building has been comprehensively refurbished and is now available to occupy.



**11m clear
internal height**



**8 dock level
1 ground level door**



**Floor loading
60kN/m²**



**Secure service
yard**



**32m yard
depth**



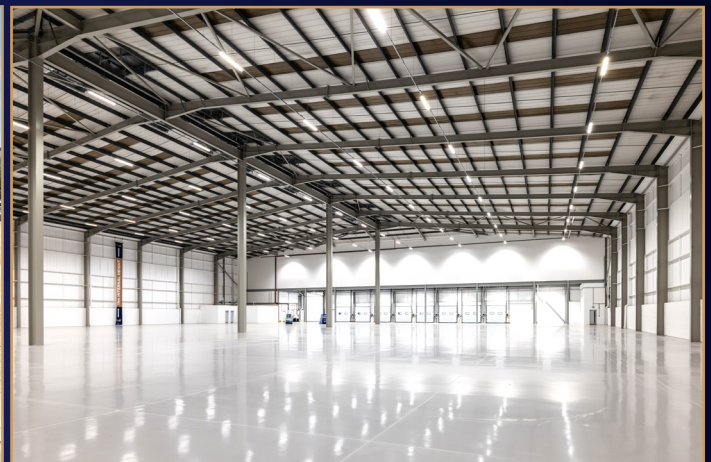
**3 phase
power supply**



**Shower
facilities**



**41 car parking
spaces**

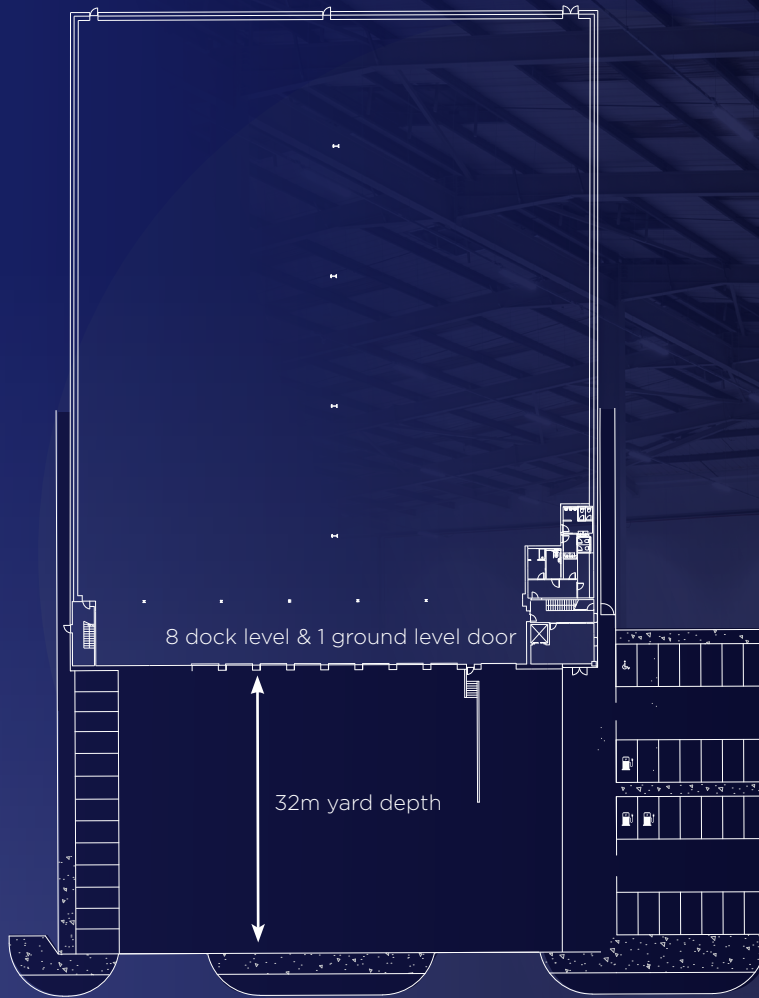


ACCOMMODATION	SQ FT	SQ M
WAREHOUSE	44,142	4,101
FIRST FLOOR OFFICES	5,011	465.5
RECEPTION & AMENITY	1,265	117.5
TOTAL	50,418	4,684

All floor areas are provided on a Gross External Area (GEA) basis.



ESG FEATURES



**LED
lighting**



**EV charging
points**



**VRF office
comfort cooling**



**EPC
Rating A10**



**Cycle
shelter**



**Automatic meter
reading technology**



**Rooftop
solar PV**

FURTHER INFORMATION

A new Full Repairing and Insuring Lease is available for a term to be agreed.
The quoting rent is available on application.



020 7493 4933
jll.co.uk/property

TIM CLEMENT
tim.clement@jll.com

SIMON WOODRUFF
simon.woodruff@jll.com

CURCHOD & CO
INCORPORATING LONDON CLANCY
01256 462222
curchodandco.com

DAVID BOWEN
dbowen@curchodandco.com

TOM NURTON
tnurton@curchodandco.com

**HOLLIS
HOCKLEY**
01256 489800
hollishockley.co.uk

NICK HARDIE
nick.hardie@hollishockley.co.uk

RHODRI SHAW
rhodri.shaw@hollishockley.co.uk

RG24 8AH

**what3words:
///placed.facing.cool**

LOCATION	DISTANCE (MILES)	TIME (MINS)
M3 (JUNCTION 6)	2	4
BASINGSTOKE TRAIN STATION	2	4
M4 (JUNCTION 11)	11	16
M25 (JUNCTION 12 VIA M3)	28	27
M27 (SOUTHAMPTON)	29	28
HEATHROW CARGO	34	37

All travel times have been sourced by Google Maps.

KINGSLAND BUSINESS PARK | BASINGSTOKE | **RG24 8AH**

www.kingslandbusinesspark.co.uk

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through JLL, Curchod & Co and Hollis Hockley. MARCH 2024.

