

TUNGSTEN PARK // BASINGSTOKE



2 BRAND NEW HIGH SPECIFICATION INDUSTRIAL / WAREHOUSE UNITS FOR LET / FOR SALE

UNIT 1 - 100,555 SQ FT

UNIT 2 - 23,275 SQ FT

CROCKFORD LANE,
BASINGSTOKE,
HAMPSHIRE, RG24 8HS
///DUOS.SKIP.RETURN

tungsten.uk.com/basingstoke

A Development By

TUNGSTEN
PROPERTIES

// BASINGSTOKE

POWERING THE FUTURE WITH ESG EXCELLENCE



//UNIT 1

//UNIT 2

// UNIT 1



UP TO 50M
YARD DEPTH



6 DOCK LEVEL
LOADING DOORS



4 LEVEL ACCESS
LOADING DOORS



FIRST FLOOR
OFFICES



UP TO
12M EAVES HEIGHT



50KN/M2
FLOOR LOADING



SECURE, SELF-
CONTAINED YARD



524 KVA
POWER SUPPLY

// UNIT 2



UP TO 32.25M
YARD DEPTH



3 LEVEL ACCESS
LOADING DOORS



FLOOR LOADING
50KN/M2



FIRST FLOOR
OFFICES



UP TO
8M EAVES HEIGHT



SECURE, SELF-
CONTAINED YARDS



266 KVA
POWER SUPPLY

BUILT FOR SUSTAINABILITY



20% EV CHARGING 80%
PASSIVE CHARGING TO ALL
CAR PARKING SPACES



BREEAM
EXCELLENT



BUILDING ENERGY
MONITORING SYSTEM
INSTALLED AS STANDARD



NET ZERO
CARBON
READY



PV
PANELS



POSITIVE BIODIVERSITY
NET GAIN



EPC
RATED A+

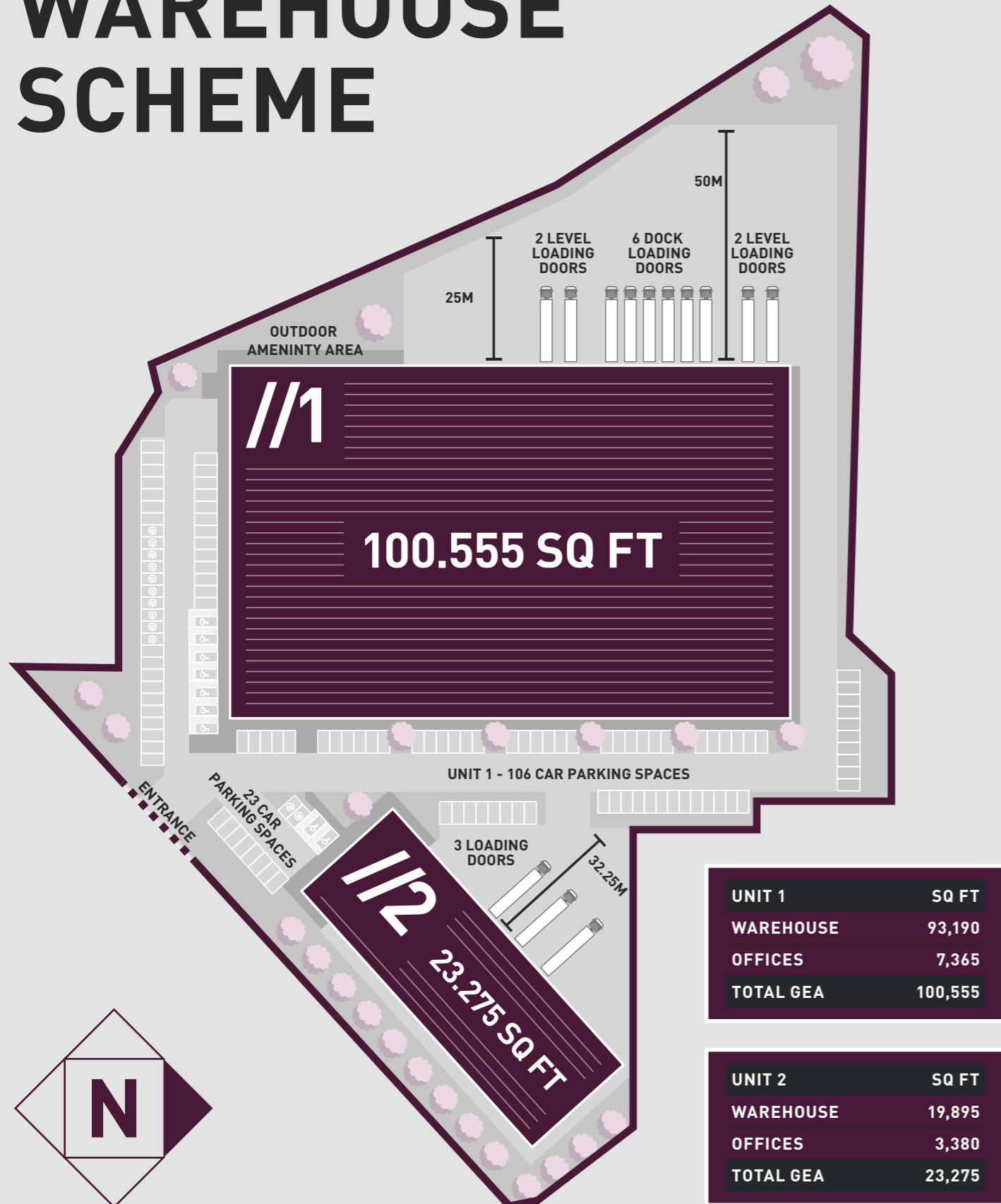


AIR SOURCE HEAT
PUMPS TO THE OFFICE

M3 6 MINUTES

BRAND NEW INDUSTRIAL / WAREHOUSE SCHEME

// TOTAL SITE AREA
6.00 ACRES



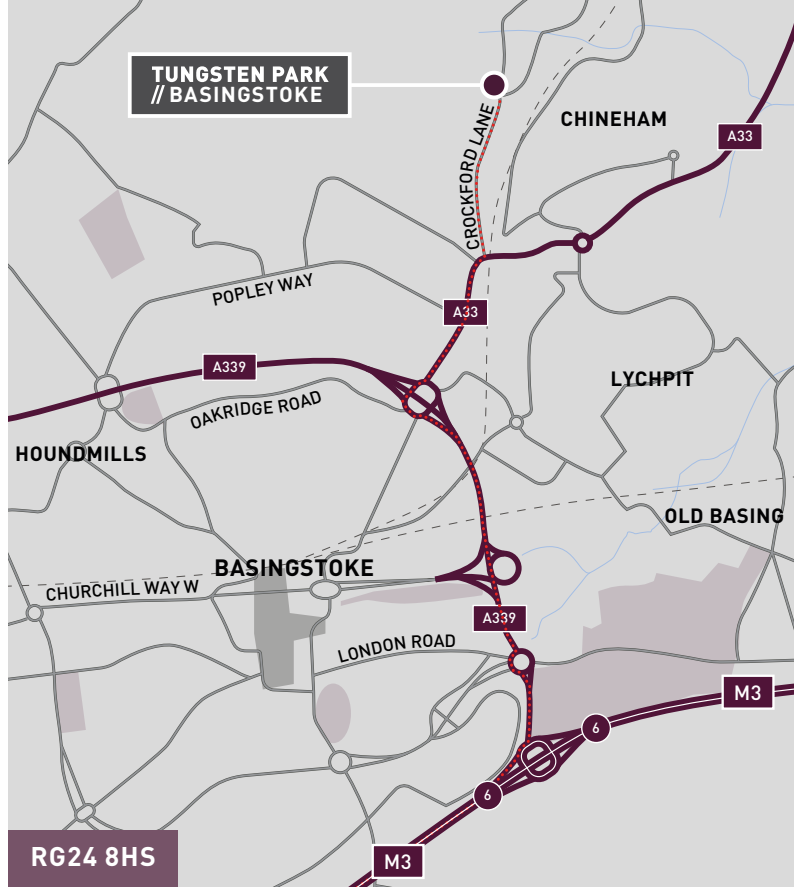
UNIT 1	SQ FT
WAREHOUSE	93,190
OFFICES	7,365
TOTAL GEA	100,555

UNIT 2	SQ FT
WAREHOUSE	19,895
OFFICES	3,380
TOTAL GEA	23,275





///[DUOS.SKIP.RETURN](https://duos.skip.return)



RG24 8HS

DEMOGRAPHICS



£720 - AVERAGE WEEKLY WAGE



82% OF THE LOCAL POPULATION ARE ECONOMICALLY ACTIVE



4,500 OF LOCAL WORKFORCE EMPLOYED IN MANUFACTURING



OVER 3,000 PEOPLE ARE EMPLOYED IN THE TRANSPORT AND STORAGE SECTOR

[CLICK TO WATCH UNIT 1 VIDEO](#)

[CLICK TO WATCH UNIT 2 VIDEO](#)

DISTANCE TO / DRIVE TIMES

PLACES	MILES	TIME
A33	1.4	6 MINS
M3 J6	3.3	7 MINS
READING	14.9	34 MINS
M25	29.0	36 MINS
SOUTHAMPTON	33.4	50 MINS
LONDON	49.7	70 MINS
AIRPORTS	MILES	TIME
HEATHROW	34.7	35 MINS
GATWICK	58.5	65 MINS
PORTS	MILES	TIME
SOUTHAMPTON	33.9	45 MINS
PORTSMOUTH	50.3	55 MINS

SOURCE: GOOGLE MAPS



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