

G-Park Basingstoke

Prime M3 corridor industrial/logistics opportunity – available To Let



Speculative build



209,461 sq ft



High spec



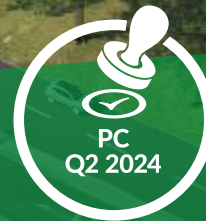
Strategic location



Strong labour pool



RG24 9NL



Cutting-edge specification in prime M3 corridor location

G-Park Basingstoke is a new, highly-specified 209,461 sq ft speculative development, offering an unrivalled opportunity to service the London and wider South East markets.

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.



Computer generated image



SUSTAINABLE AS STANDARD

Sustainability benefits are built into every development at no extra cost, including water harvesting, PV roof panels, optimising natural light and implementing building environmental analytics to monitor energy usage.



Key statistics



Representative images



TOTAL GEA
209,461 SQ FT

19 dock doors

15m clear internal height

PV roof panels

9 HGV parking

TOTAL GEA
19,460 SQ M

2 level access

Safe working environment

Optimising natural light

RG24 9NL

OFFICES
10,829 sq ft office space

162 car parking

47m max yard depth

Excellent public transport links

Abundant power supply

15m
clear internal height
(from internal ground floor height level)

Internal ground floor level
1.2m dock wall height

The right location

Strategic location

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.



821,360 households within a 30 mile radius
Source: leafletdrop.co.uk



130,000 population within 15 mins



520,000 population within 30 mins



2.5 million population within 1.5 hrs



23.3 million population within 2.25 hrs



47.6 million population within 4.5 hrs

JOURNEY DISTANCE AND TIMES



Destination	Miles	Time
M3	3	6 mins
M4	14	25 mins
M25	29	33 mins
M27	32	30 mins
M40	36	69 mins
Basingstoke	1.7	6 mins
Reading	19	25 mins
Oxford	44	55 mins
Central London	49	93 mins



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



Ports	Miles	Time
Southampton Port	37	60 mins
Port of Bristol	88	97 mins



Rail	Miles	Time
Basingstoke	1.5	6 mins
Channel Tunnel	124	173 mins



MOTORWAY LINKS



Major road links
Junction 6 of the M3, via the A339 is 3 miles to the South.



Major road links
Junction 4 of the M27, via the M3 is 32 miles to the South.



Major road links
Junction 11 of the M4, via the A33 is 14 miles to the North.



Major road links
Junction 4 of the M40, via the A33, M4 and the A404(M) is 36 miles to the North.



Major road links
Junction 12 of the M25, via the M3 is 29 miles to the East.

smooth.shirt.submit
BASINGSTOKE, UK

RG24 9NL

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, the potential labour supply is 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.

*Nomis 2020



62.3%

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



86.1%

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



83.2%

Economically Active People* (compared to 79.1% average)

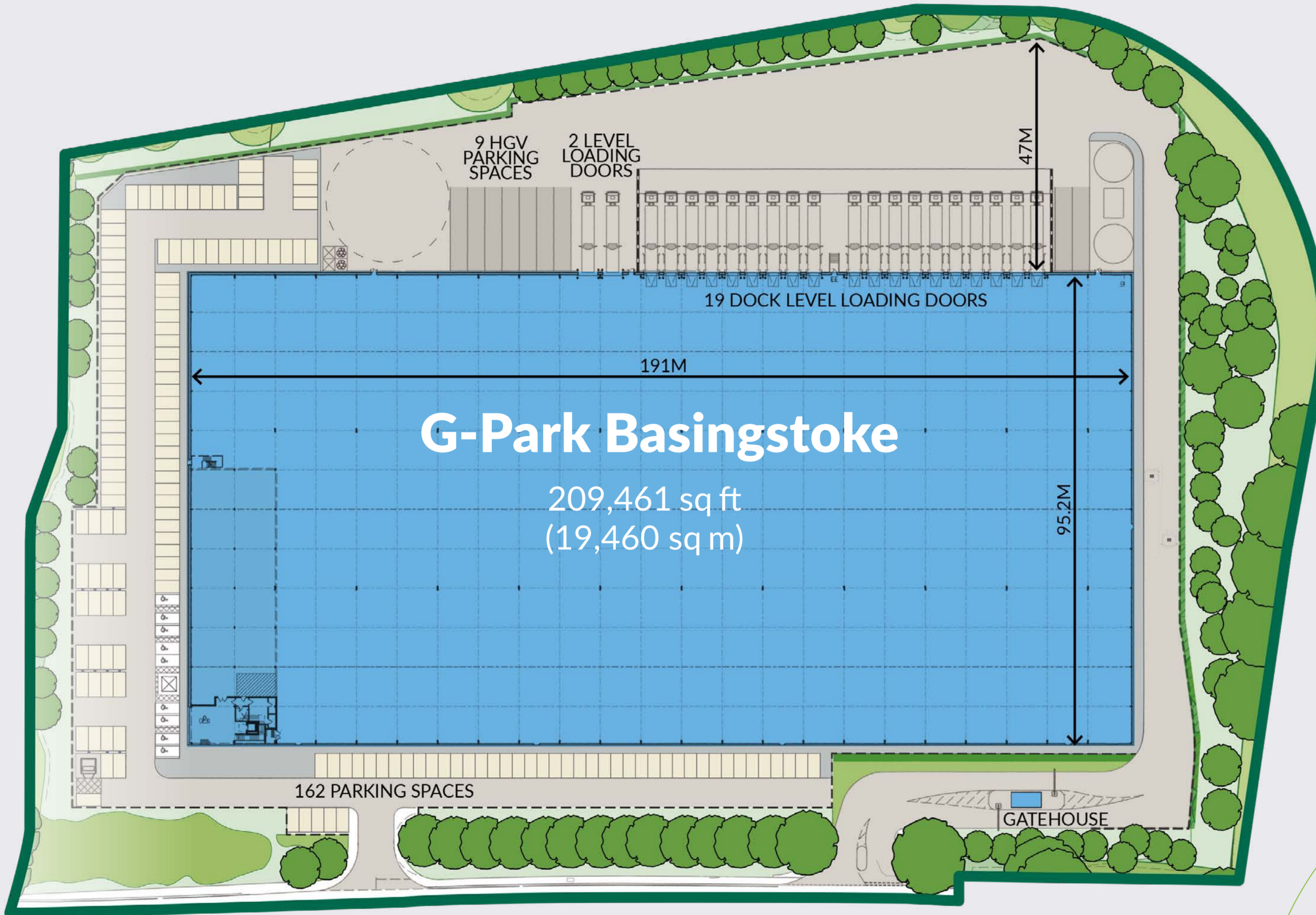


5,620

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

G-Park Basingstoke

Prime M3 corridor industrial/logistics opportunity – available To Let



SCHEDULE OF ACCOMMODATION

TOTAL GEA	TOTAL GEA
209,461 SQ FT	19,460 SQ M

Ground Floor	198,438 sq ft	18,435 sq m
First Floor Office	10,829 sq ft	1,006 sq m
Gatehouse	194 sq ft	18 sq m
Total GEA	209,461 sq ft	19,460 sq m

KEY FEATURES

- 15m clear height
- 2 level access
- 19 dock doors
- 9 HGV parking
- 162 car parking (inc. 20% car charging bays)
- 32 car charging
- Building Environmental Analytics
- 47m yard depth
- 72 cycle spaces
- Abundant power supply
- For first year of occupancy
- 50 kN psm Floor loading



Representative image

Warehouse highlights

A modern warehouse with an array of energy saving features

Our floors are designed and constructed using high quality materials and wherever possible are fully recyclable.

Our rooflights provide illumination during daylight hours, combined with energy efficient and intelligent lighting, this provides the optimal energy efficient solution for any type of operation.

Representative images



Energy-efficient LED lighting is used throughout.



Excellent air tightness



Quality & premium floor



Max. flexibility for racking



Optimising natural light



PV ROOF PANELS

By harnessing the sun's power with solar panels, you can generate clean electricity, lower reliance on the grid, and potentially achieve significant cost savings.

OPTIMISING NATURAL LIGHT

Natural light has a positive impact on employee well-being and significantly reduces the need for artificial lighting during the day, leading to substantial energy cost savings on electricity bills.



Our commitment to sustainability and biodiversity

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.



BREEAM® UK

BREEAM® UK New Construction 2018: Industrial (Shell and Core)



THE GLP ENHANCED SPECIFICATION:

- ✔ BREEAM® Excellent – to all buildings
- ✔ WELL ready
- ✔ LED lighting throughout
- ✔ Low water spray taps
- ✔ 12% less embodied carbon than industry standard
- ✔ 15% less operational carbon in day-to-day operations
- ✔ Provision for electric vehicles
- ✔ Planet Mark offered for first year of occupancy to help manage energy use
- ✔ G-Hive scheme and wildflower planting to improve biodiversity
- ✔ 100% recycled and recyclable carpets
- ✔ Painted using VOC free natural paint



Building Environmental Analytics

Monitoring energy usage

Our online energy dashboard can help customers proactively manage their energy consumption.



Recycling performance

Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Optimising natural light

Optimising natural light

Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Reducing water usage

Reducing water usage

Rainwater harvesting for use in toilet flushing and other non-potable applications.



Cost-effective

Cost-effective

We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



Exceeding regulations

Exceeding requirements

GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.

Location & travel distances



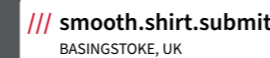
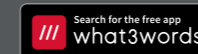
HGV DRIVE TIMES



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Major road links
Junction 6 of the M3,
via the A339 is 3 miles
to the South.



GLP in Europe

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 March 2023, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

Learn more at glp.com/global

Our European operating portfolio consists of more than 9.1 million SQM 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 3.5 million SQM. **To learn more about our European operations, please go to eu.glp.com**



**9.1 million sq m
operating portfolio**



**>10 million sq m
development in 30 years**



**3.5 million sq m
development pipeline**



**Strong
global presence**



Contacts

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In partnership with



GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. April 2024. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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For the latest news and onsite progress visit
<https://eu.glp.com/property/g-park-basingstoke/>



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