



SCEPTRE

BILTON ROAD

KINGSLAND BUSINESS PARK, BASINGSTOKE, RG24 8AH



AVAILABLE Q2 2024

17,739 - 71,225 SQ FT

(1,648 - 6,617 SQ M)

ACCOMMODATION

| UNIT 19 | SQ FT | SQ M |
|--------------|---------------|--------------|
| GROUND | 16,200 | 1,505 |
| FIRST | 1,862 | 173 |
| TOTAL | 18,062 | 1,678 |

| UNIT 20 | SQ FT | SQ M |
|--------------|---------------|--------------|
| GROUND | 15,898 | 1,477 |
| FIRST | 1,841 | 171 |
| TOTAL | 17,739 | 1,648 |

| UNIT 21 & 22 | SQ FT | SQ M |
|--------------|---------------|--------------|
| GROUND | 32,130 | 2,985 |
| FIRST | 3,294 | 306 |
| TOTAL | 35,424 | 3,291 |

TOTAL 71,225 6,617

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

PROPERTY

Sceptre, Bilton Road comprises a terrace of four industrial units which may be combined to provide units from 17,739 – 71,225 sq ft GEA. The units are being comprehensively redesigned and refurbished to provide modern industrial / warehouse accommodation.

Each unit will have two ground level loading doors, redesigned two storey offices, a generous parking ratio and a dedicated service yard to the rear. The units will also be upgraded with various ESG initiatives including EV car charging points and rooftop solar PV, providing additional sustainable power generation for occupiers.

The refurbished units will be available to occupy in Q2 2024.



CGI IMAGE



6.75m min
clear internal height



8 ground level loading
doors (2 per unit)



Secure service
yard



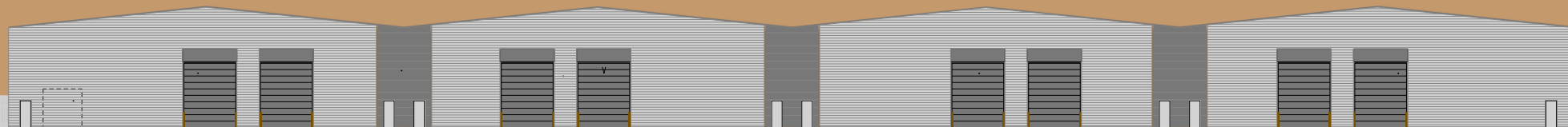
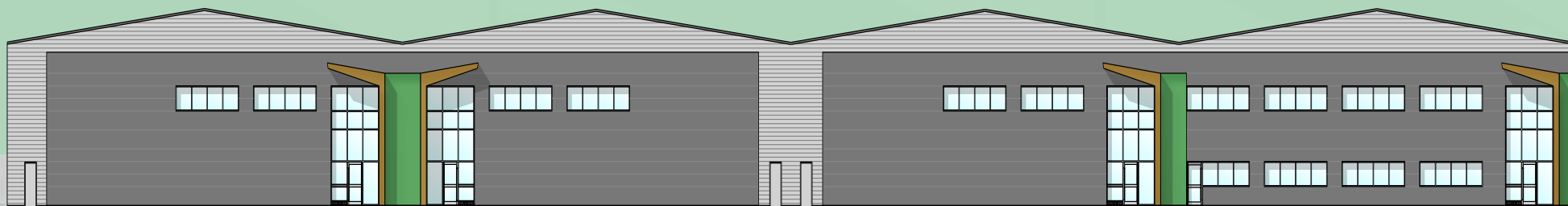
Up to 53 allocated
parking spaces



Up to 555kVa 3
phase power supply



Redesigned office
accommodation



Rooftop
solar PV



VRF comfort cooling
to the offices



EV charging points
(4 per unit)



Cycle
shelters



Automatic meter
reading technology



EPC
(Target A)



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 2 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.

| 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.

TERMS

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



01256 489800
hollishockley.co.uk

NICK HARDIE
nick.hardie@hollishockley.co.uk

RHODRI SHAW
rhodri.shaw@hollishockley.co.uk