

Refurbished - Available now




Kingsland
BUSINESS PARK



.....
BILTON
ROAD
Basingstoke, RG24 8AH
.....



**4,551 -
15,644 SQ FT**

UNIT 5 & 6	SQ FT	SQ M	PARKING
WAREHOUSE	13,786	1,280.8	
OFFICES	1,858	172.6	
TOTAL	15,644	1,453.4	15

UNIT 8	SQ FT	SQ M	PARKING
WAREHOUSE	3,940	366.0	
OFFICES	611	56.8	
TOTAL	4,551	422.8	4

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



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.

PROPERTY

Units 5, 6 & 8 Bilton Road are modern refurbished terrace units of steel portal frame construction, with profiled metal cladding and ancillary offices with double glazed windows.

The units benefit from a generous car parking ratio and dedicated service yard to the rear. The open plan offices are accessed via an entrance lobby and benefit from kitchenette and WC facilities. The warehouse area has a clear internal height of approximately 6.5m, and is entirely column free with extensive natural light via the roof lights. Full height loading doors provide access to the loading area.

Units 5 & 6 have been refurbished to a high standard and are now available. Units 8 & 9 are to be refurbished, with completion anticipated Q3 2023.

SPECIFICATION

BUILDING



6.5m min
clear internal
height



Full height
electrical
loading doors



Floor loading
30kN/m²



Air conditioned
offices



Allocated
parking spaces



3 phase
power supply

ESG FEATURES



Refurbished
rooflights



EPC
(Target B)



Automatic meter
reading technology



Electrical vehicle
charging points



Sustainable travel
encouraged



LED
lighting



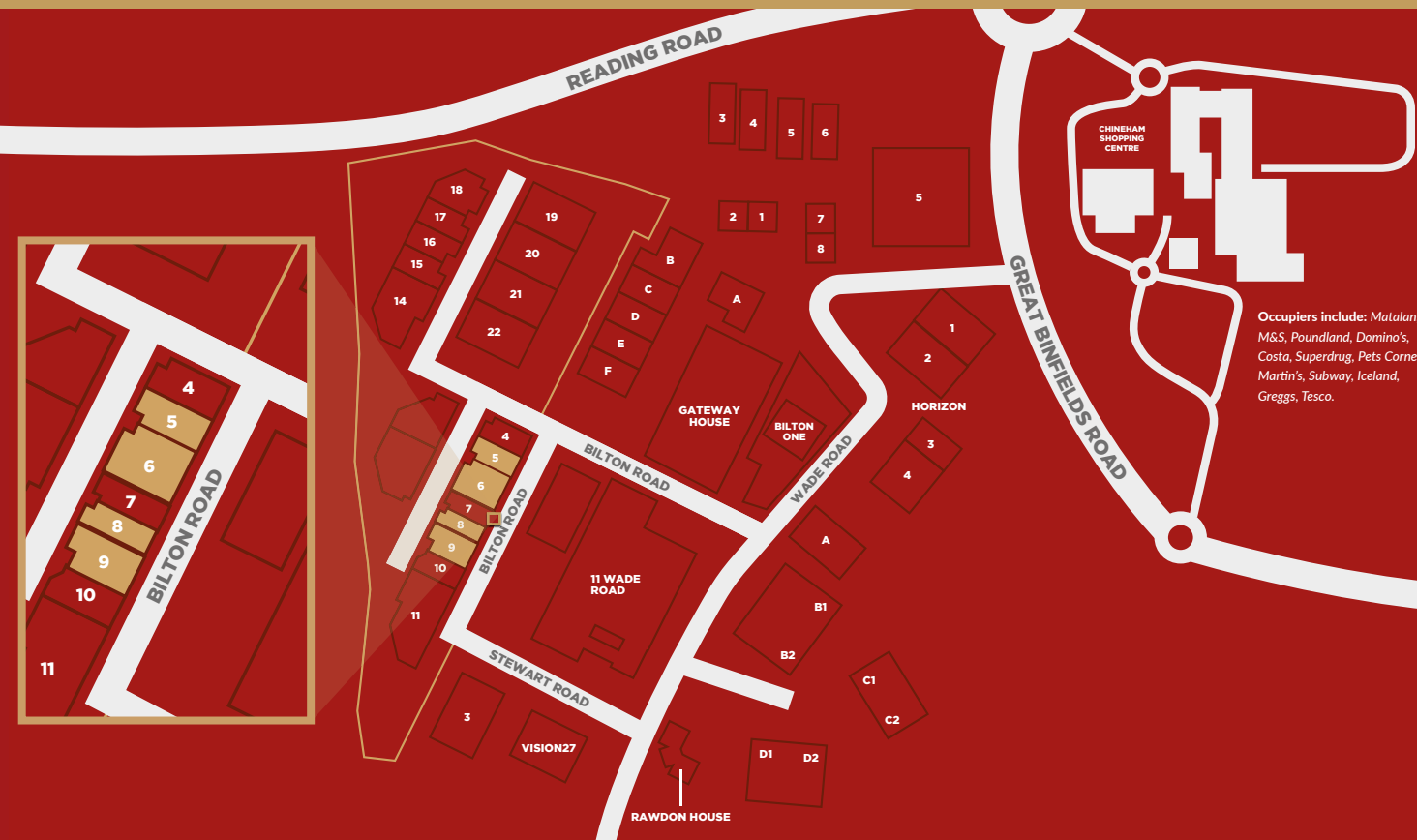
Responsibly sourced
construction
materials



Reducing
environmental
impact



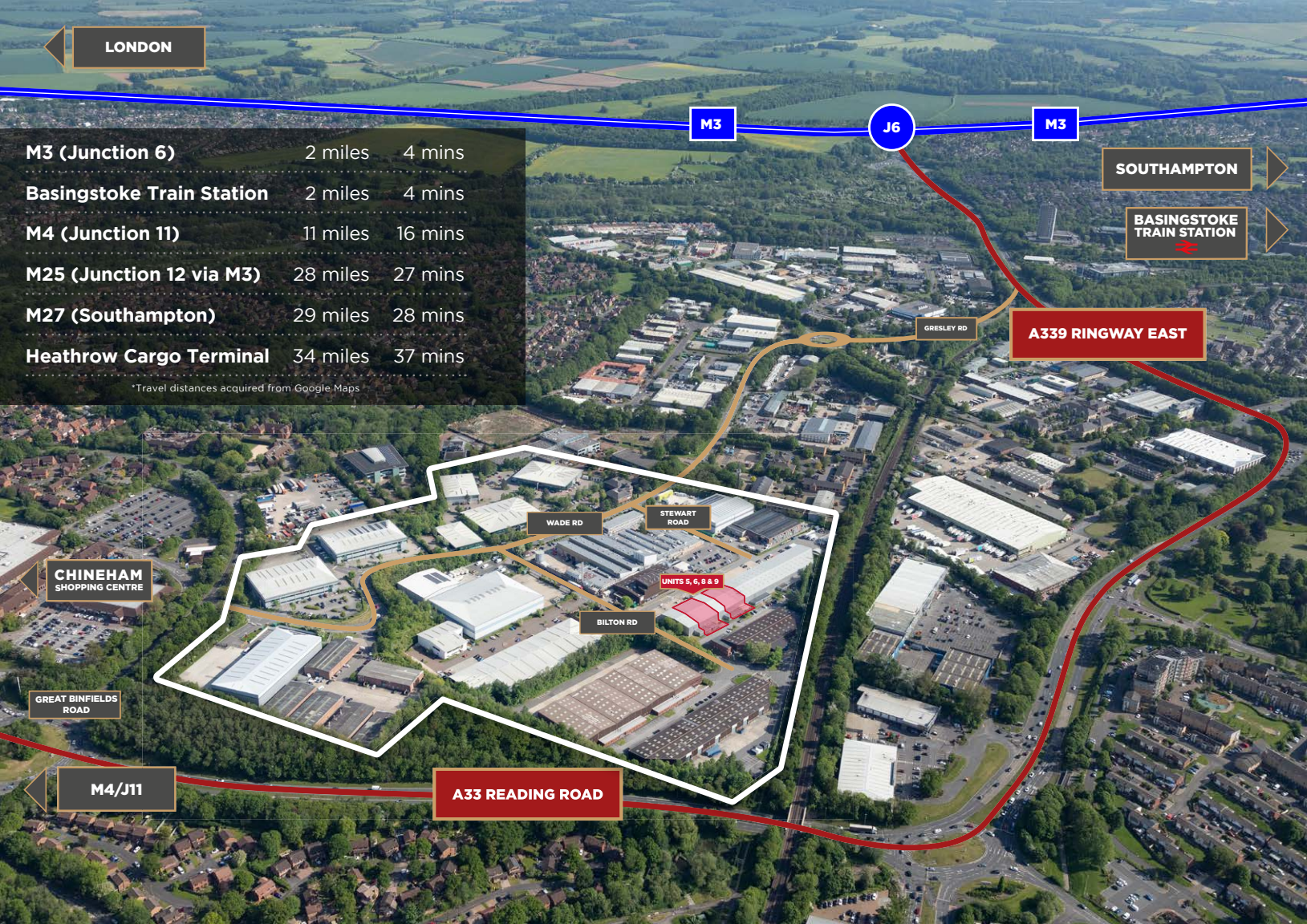
Help to meet
Net Zero Carbon
objectives



LONDON

M3 (Junction 6)	2 miles	4 mins
Basingstoke Train Station	2 miles	4 mins
M4 (Junction 11)	11 miles	16 mins
M25 (Junction 12 via M3)	28 miles	27 mins
M27 (Southampton)	29 miles	28 mins
Heathrow Cargo Terminal	34 miles	37 mins

*Travel distances acquired from Google Maps



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TERMS

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



RG24 8AH

What3Words:
///successes.bunks.tricky

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www.kingslandbusinesspark.co.uk