

ST. MODWEN PARK BASINGSTOKE

stmodwenlogistics.co.uk

NEW B1, B2 & B8 DEVELOPMENT

Industrial /
Distribution Units

Site area circa 11.5 acres (4.6 Ha) with capacity for
40,000 Sq.ft (3,716 Sq.m) - 200,000 Sq.ft (18,580 Sq.m)



ST.MODWEN

Available Q4 2020



*For indicative purposes only

A single building of circa 200,000 Sq.ft (18,580 Sq.m) could be considered

**Flexible Space available from
40,000 - 200,000 Sq.ft**



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ST. MODWEN PARK BASINGSTOKE



DESCRIPTION

St. Modwen Park Basingstoke can accommodate up to 200,000 sq ft of Industrial & Logistics space. A new B1, B2 & B8 development consisting of industrial / distribution units.

Site area circa 11.3 acres (4.6 Ha) with capacity for 40,000 sq ft (3,716 sq m) - 200,000 sq ft (18,580 sq m). Unit 1 is available as a pre-let opportunity of approximately 51,000 sq ft with units 2 and 3 providing a further 140,000 sq ft in two units which will be built speculatively. Construction is due to commence in Q1 2020 with units ready for occupation in Q4 2020.

ABOUT BASINGSTOKE

SOME 87,000 JOBS (2012) WITH A CURRENT POPULATION OF BOROUGH CIRCA 173,000

A STRONG AND DIVERSE ECONOMY ACROSS A WIDE RANGE OF SECTORS INCLUDING FINANCIAL/BUSINESS SERVICES AND LOGISTICS/DISTRIBUTION

BENEFITS FROM HAVING REPRESENTATION FROM EXCELLENT COMPANIES INCLUDING; THE AA, SONY, SAINSBURYS, LINDE MATERIAL HANDLING (UK) LTD, FYFFES GROUP LIMITED, GAME UK, HONEYWELL, BERRY BROS AND RUDD, 3663 AND DE LA RUE

MAINLINE RAILWAY TO LONDON WATERLOO (45 MINUTES FAST SERVICE). FREQUENT AND REGULAR SERVICES

EXCELLENT RINGWAY SYSTEM WITH FAST ACCESS TO M3 JUNCTIONS 6 & 7

ESTATE AND BUILDING LAYOUT



EXTERNAL



*For indicative purposes only

- Up to 50m deep service yards
- Secure site & secure yards
- Security lighting – office car park / service yard
- Covered cycle shelter
- Dedicated parking and loading areas
- 24 hour access

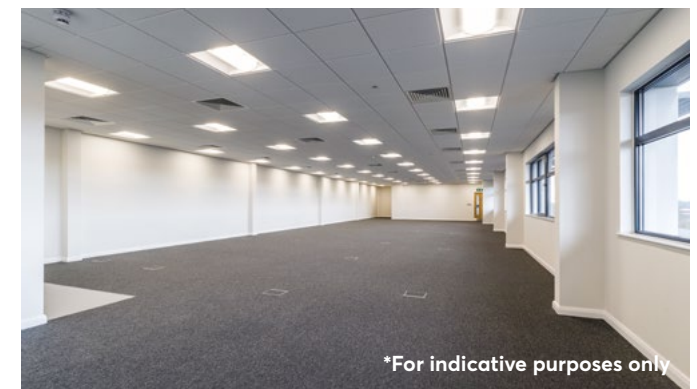
WAREHOUSE



*For indicative purposes only

- Up to 14m clear internal height
- FM2 category floor
- 50 kN sq m floor loading
- Minimum BREEAM (2014) 'Very Good' accreditation
- Dock Level loading (1 per 10,000 Sq.ft)
- Level loading access
- First Floor offices

OFFICE



*For indicative purposes only

- Open plan office accommodation
- Suspended ceilings
- Raised access floors
- Air Conditioned
- Platform lift
- Ground & First floor WC's

AVAILABLE ACCOMMODATION

ACCOMMODATION (PHASE 1)

UNIT 1	Sq.ft	Sq.m
Warehouse	48,205	4,478
First Floor Offices	2,656	247
Ground Floor Office Core	659	61
TOTAL	51,520	4,786
2 Loading docks (+1 provision)		
5 Level access doors		
57 Car parking spaces		

ACCOMMODATION (PHASE 2)

UNIT 2	Sq.ft	Sq.m
Warehouse	34,216	3,179
First Floor Offices	1,997	186
Ground Floor Office Core	659	61
TOTAL	36,872	3,426
4 Level access doors		
45 Car parking spaces		

ACCOMMODATION (PHASE 2)

UNIT 3	Sq.ft	Sq.m
Warehouse	91,752	8,524
First Floor Offices	4,854	451
Ground Floor Office Core	840	78
TOTAL	97,446	9,053
8 Loading docks		
2 Level access doors		
2 Euro docks		
80 Car parking spaces		

A3 Retail Unit 1 1,518 Sq.ft (141 Sq.m)

A3 Retail Unit 2 1,518 Sq.ft (141 Sq.m)




DOCK LEVEL LOADING
1 - 10,000 SQ FT

 50 kN/SQ M
FLOOR
LOADING

 UP TO 14M
CLEAR HEIGHT

BREEM[®]
'VERY GOOD'
(2014) TARGET ACCREDITATION

 24
HOUR ACCESS



ST. MODWEN PARK BASINGSTOKE

JAYS CLOSE, VIABLES, BASINGSTOKE RG22 4BA

LOCATION

Viables Business Park is located within about 2 miles of Basingstoke Town Centre.

Basingstoke mainline railway station provides a direct service to London Waterloo (42 minutes) Southampton and the West Country.

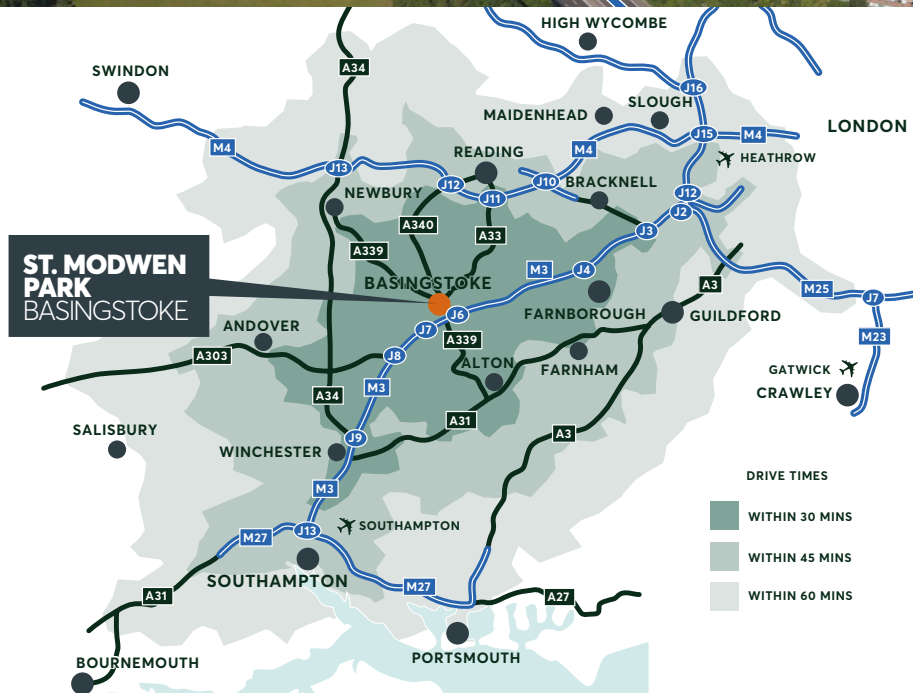
The property is within a short distance of M3 Junctions 6 (2.2 miles) and 7 (4.1 miles) which in turn provides access to the M25, A303 and M27. The motorway network provides fast access to the major London airports of Heathrow and Gatwick.



DISTANCES AND DRIVE TIME

(Source: AA)

M3 Junction 6	2 miles	5 mins
Basingstoke Town Centre	2 miles	5 mins
M3 Junction 7	4 miles	8 mins
Southampton Airport	29 miles	34 mins
Southampton	30 miles	43 mins
Heathrow Airport	34 miles	34 mins
Central London	52 miles	83 mins
Gatwick Airport	60 miles	64 mins



FOR FURTHER INFORMATION

Further information including indicative specification and drawings available upon request.

All enquiries to the joint sole letting agents:



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IMPORTANT NOTICE. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. www.zestdm.co.uk 09/19

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