



**ST. MODWEN
PARK
BASINGSTOKE**



TO LET THREE HIGH QUALITY DETACHED UNITS
B37: 36,987 SQ FT (3,436 SQ M)
B52: 51,572 SQ FT (4,791 SQ M)
B98: 97,781 SQ FT (9,084 SQ M)



ST. MODWEN PARK BASINGSTOKE

ST. MODWEN PARK BASINGSTOKE IS A NEW SPECULATIVE DEVELOPMENT SET WITHIN THE VIABLES INDUSTRIAL ESTATE. THESE THREE NEW HIGH QUALITY DETACHED INDUSTRIAL/ WAREHOUSE UNITS EACH HAVE THEIR OWN DEDICATED SECURE SERVICE YARDS.

The scheme is currently under construction and will be ready for occupation in Q2 2021. The buildings have planning consent for B1c, B2 & B8 uses and are available to operate 24 hours a day, 365 days a year.

Viables Industrial Estate is located within 2 miles of Basingstoke town centre, home to Basingstoke mainline railway station which provides a direct service to London Waterloo (42 minutes) Southampton and the West Country. Major road links are easily accessible with nearby M3 junctions 6 (2.2 miles) and 7 (4.1 miles) which provide access to the M25, A303 and M27.

St. Modwen is passionate about creating space for customers to thrive and is leading the way in delivering quality places to live and work that enhance communities and create opportunities for growth.

Changing places. Creating better futures.

ST. MODWEN PARK BASINGSTOKE

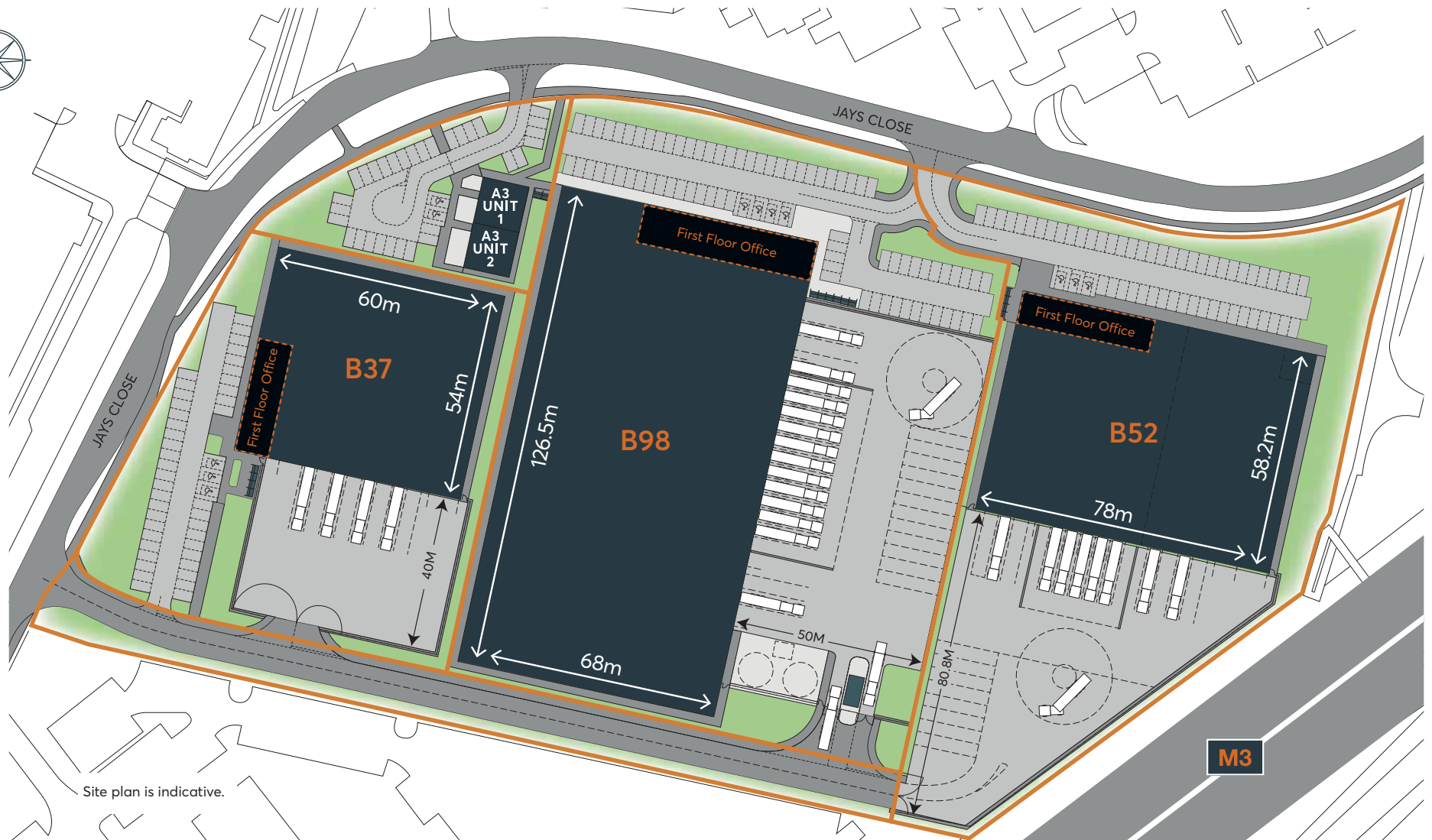
WHY BASINGSTOKE?

- Benefits from having representation from well known companies including; The AA, Sony, Sainsbury's, Linde Material Handling (UK) Ltd, Fyffes Group Limited, GAME UK, Honeywell, Berry Bros and Rudd, 3663 and De la Rue
- Basingstoke and Deane has a population 177, 500 of which 110,400 are of working age* (16-64)
- 6,010,030 people live within one hour of the site
- 73% are of economically active age*
- 45 minutes fast service to London Waterloo by train

*Source: ONS, Oxford Economics

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





Site plan is indicative.

SERVICE CHARGE

An estate service charge will be levied to cover costs incurred in maintaining the estate. Further information upon request.

TERMS

St. Modwen will lease units to occupiers for a term of years to be agreed. The leases will be in a standard form on a full repairing and insuring basis.

PLANNING

Planning consent is for warehouse, light industrial, general industrial (B1c/B2/B8). Under planning consent REF:19/02725/FUL dated 18th October. The consent permits 24/7 access and use of the site.

WARRANTIES

St. Modwen will provide a suite of Third Party Rights, latent defects insurance and product guarantees upon lease completion.

EPC

Target 'A' rating

RENT

Details of the rent are available upon request.



ST. MODWEN PARK BASINGSTOKE

All floor areas are approximate gross internal areas:

UNIT B37	SQ FT	SQ M
WAREHOUSE	34,182 sq ft	3,176 sq m
1ST FLOOR OFFICES	2,126 sq ft	198 sq m
GROUND FLOOR OFFICES	679 sq ft	63 sq m
TOTAL	36,987 sq ft	3,436 sq m
Yard depth	40m	
Clear internal height	10m	
Level access loading doors	4	
HGV car parking spaces	3	
Car parking spaces	45	

UNIT B98	SQ FT	SQ M
WAREHOUSE	91,456 sq ft	8,497 sq m
1ST FLOOR OFFICES	5,211 sq ft	484 sq m
GROUND FLOOR OFFICES	1,114 sq ft	103 sq m
TOTAL	97,781 sq ft	9,084 sq m
Yard depth	50m	
Clear internal height	12.5m	
Level access loading doors	2	
Dock level loading doors	8	
Euro dock loading doors	2	
HGV car parking spaces	8	
Car parking spaces	93	

UNIT B52	SQ FT	SQ M
WAREHOUSE	48,171 sq ft	4,475 sq m
1ST FLOOR OFFICES	2,722 sq ft	253 sq m
GROUND FLOOR OFFICES	679 sq ft	63 sq m
TOTAL	51,572 sq ft	4,791 sq
Yard depth	80.8m	
Clear internal height	10m	
Level access loading doors	5	
Dock level loading doors	2	
HGV car parking spaces	9	
Car parking spaces	54	

A3 RETAIL UNITS 1 & 2	SQ FT	SQ M
UNIT 1	1,518 sq ft	141 sq m
UNIT 2	1,518 sq ft	141 sq m

Pods to be provided as an empty shell, further details are available upon request.



ST. MODWEN PARK BASINGSTOKE

SPECIFICATION

These high quality units have planning consent for warehouse, light industrial and general industrial (B1c/B2/B8), with warehouse facilities to the ground floor and open plan office accommodation and kitchenette to the first floor. Externally there is a dedicated secure service yard, private parking and loading area, as well as sustainable amenities such as electric car charging points.



FIRST FLOOR OFFICE

- Open plan office accommodation
- Suspended ceilings
- Raised access floors
- Air conditioned
- Passenger lift
- Ground & first floor WCs

WAREHOUSE

- FM2 category floor
- 50 kN sq m floor loading
- Minimum BREEAM (2014) 'Very Good' accreditation
- Dock level loading to units B52 and B98 (1 per 10,000 sq ft)
- Level access loading
- Steel insulated security door and frame

EXTERNAL

- Secure yards (up to 80.8m deep)
- Security lighting – office car park / service yard
- Covered cycle shelter
- Dedicated parking and loading areas
- Electric vehicle charging
- 24 hour access
- Powder coated aluminium window/door system
- Horizontally laid built-up microrib cladding
- Twin-Therm system roof panels



Images indicative only.



DOCK LEVEL
LOADING
1 - 10,000 sq ft



50kN/SQ M
FLOOR
LOADING



UP TO
12.5M CLEAR
HEIGHT



BREEAM 'VERY GOOD'
(2014) TARGET
ACCREDITATION



CAR & TRUCK
ELECTRIC CHARGING
POINTS

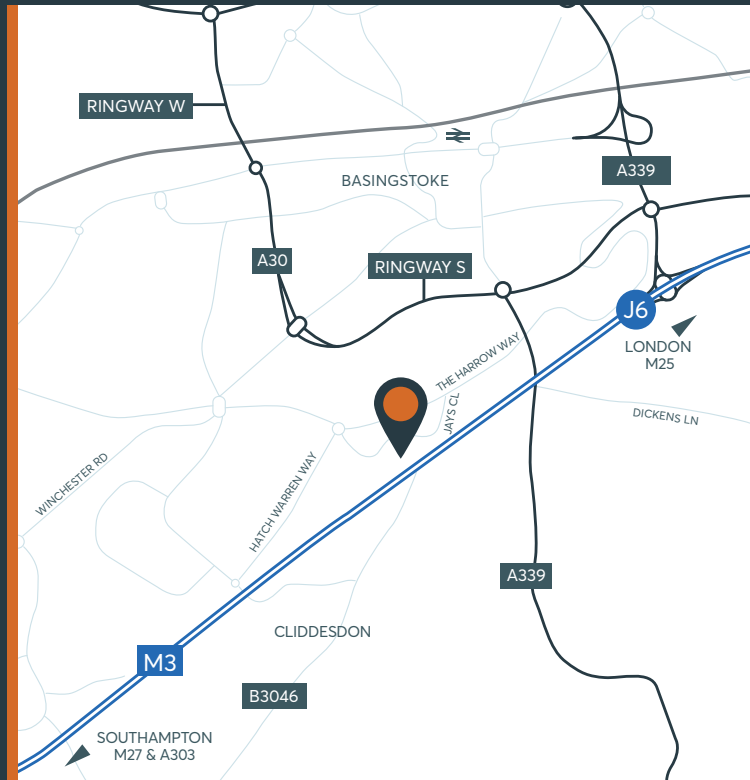


24 HR ACCESS

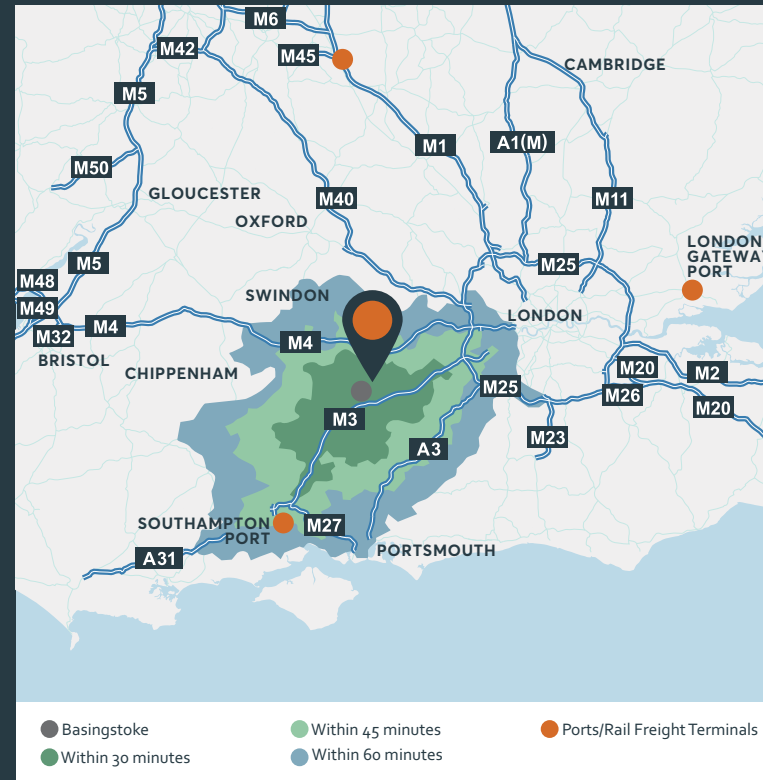
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RG22 4BA



Maps not to scale.



LOCATION:

St. Modwen Park Basingstoke
Jays Close
Viabes Industrial Estate
Basingstoke
RG22 4BA

DISTANCES:

M3 Junction 6	2 miles
Basingstoke Town	2 miles
M3 Junction 7	4 miles
Reading	19 miles
Southampton Airport	29 miles
Southampton	30 miles
Heathrow Airport	34 miles

Travel distances are approximate

**LONDON
CLANCY**
01256 462222
www.londonclancy.com

Jim London
jimlondon@londonclancy.co.uk
07787 530951
Keith Enters
keithenters@londonclancy.co.uk
07803 411940

**HOLLIS
HOCKLEY**
01256 489800
www.hollishockley.com

Andrew Newman
aj@hollishockley.co.uk
07768 724356
Rhodri Shaw
rhodri.shaw@hollishockley.co.uk
07768 448211

savills.co.uk savills
0207 409 8817

Bonnie Minshull
bminshull@savills.com
07807 999326
Chris Beer
chris.beer@savills.com
07870 186484

stmodwenlogistics.co.uk