INDUSTRIAL/WAREHOUSE UNIT TO LET

FUSION29

29,105 SQ FT

READY
Q1 2027

FUSION29, KINGSLAND BUSINESS PARK, BASINGSTOKE, RG24 8NJ

PROPERTY

Fusion 29, located at Kingsland Business Park comprises a self-contained, detached, industrial/production unit with two storey office. The premises benefits from two roller shutter loading doors, served by a dedicated secure yard at the rear.



CGI

SPECIFICATIONS

6.4m clear internal height

2x ground level loading doors

50KN/m² floor loading

Column free warehouse space

Secure gated yard

250kVA power (with an ability to upgrade)

Kitchen point & WC facilities

Allocated car parking spaces

Open plan office space

VRF comfort cooling to the offices

Targeting EPC A



The outline is currently for indictive purposes only. The exact outline to be confirmed before legals are instructed.

www.kingslandbusinesspark.co.uk


CGI

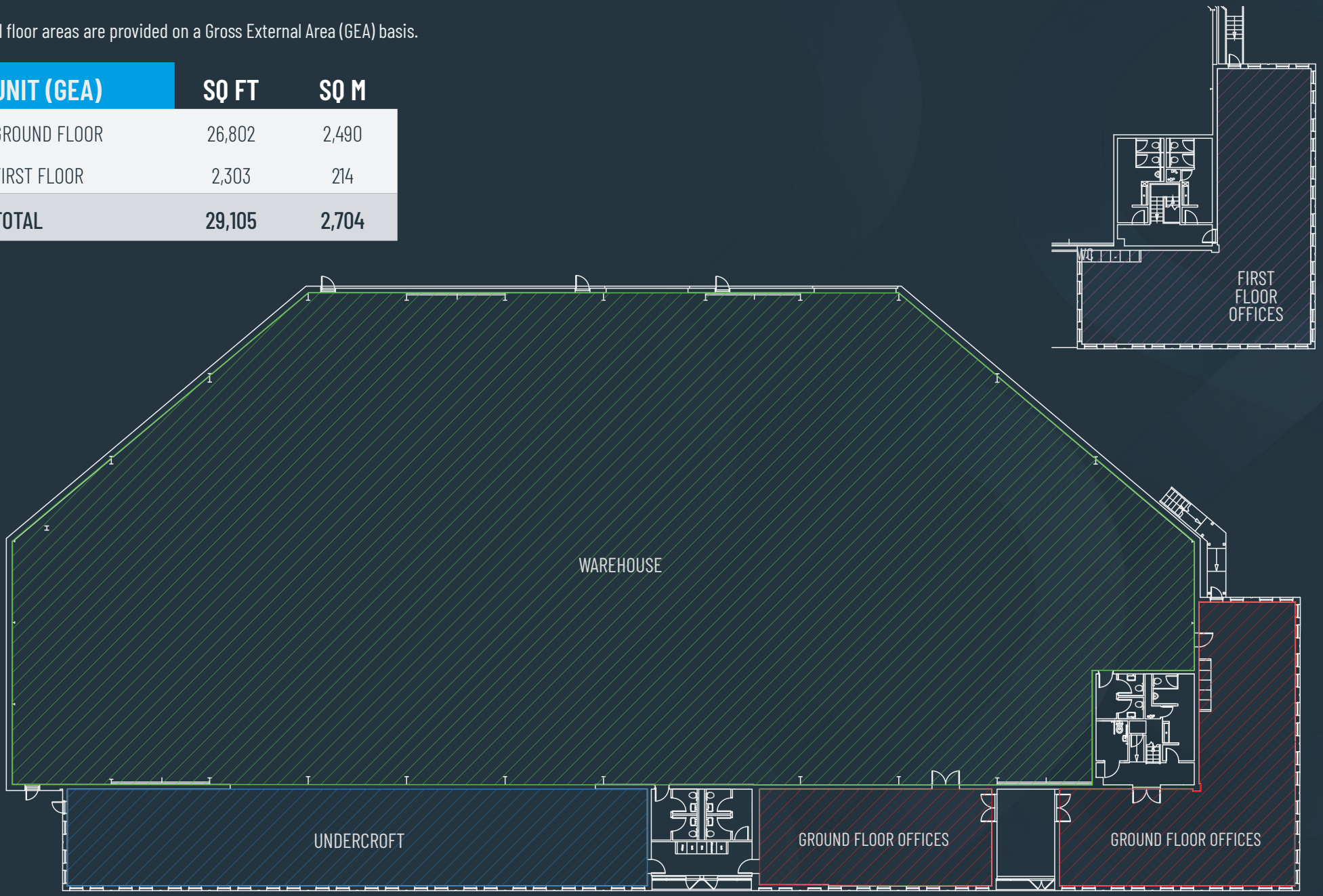

INDICATIVE


Kingsland Estate Office
BILTON
ROAD
KINGSLAND BUSINESS PARK
www.kingslandbusinesspark.co.uk

ACCOMMODATION

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

UNIT (GEA)	SQ FT	SQ M
GROUND FLOOR	26,802	2,490
FIRST FLOOR	2,303	214
TOTAL	**29,105**	**2,704**



LOCATION

Kingsland Business Park is located approximately 2 miles to the north east of Basingstoke town centre and railway station (approx. 45 mins to London Waterloo), 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 (0.5 miles) and Basingstoke town centre via Wade Road. The shopping centre provides excellent local amenity with a Tesco, M&S, Boots, Costa Coffee and Greggs.

	MILES	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



TERMS

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

FURTHER ENQUIRIES

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