

A development by

EQUATION
PROPERTIES

BGO

A NEW TRADE /DISTRIBUTION DEVELOPMENT

Units available from 10,772 - 46,451 SQ FT

AVAILABLE FROM Q4 2025



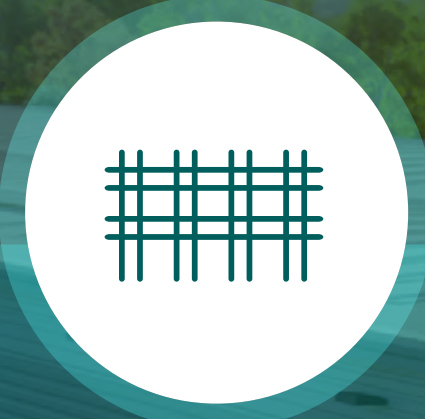
RADIUS PARK
BASINGSTOKE RG22 4AN

RADIUS PARK IS A NEW TRADE / DISTRIBUTION DEVELOPMENT LOCATED IN BASINGSTOKE. STRATEGICALLY SITUATED IN CLOSE PROXIMITY TO THE TOWN CENTRE AND RING ROAD.



PRIME LOCATION

Prominent town centre location with M3 J6 & J7 located less than 3 miles away with excellent local amenities.



ESTATE

Enhanced quality private estate with high security fencing.



FUTURE PROOF

EV charging points and a range of sustainable features to future proof occupiers' ongoing requirements and mitigate occupational costs.



THE OFFER

The site extends to 8 acres will offer a variety of unit sizes ranging from 10,772 - 46,451 SQ FT within two terraces, available from Q4 2025.



SUSTAINABLE

BREEAM 'Excellent'.
EPC A rating.



TRANSPORT

Excellent railway services from Basingstoke Station.



TOTAL AREA (GEA) 149,710 SQ FT



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ACCOMMODATION

UNIT 100 TOTAL AREA (GEA) 97,607 SQ FT
UNIT 200 TOTAL AREA (GEA) 52,103 SQ FT
TOTAL AREA (GEA) 149,710 SQ FT

OFFICES

LED Lighting with Smart Control

Grade A Open Plan Office

VRF Heating and Comfort Cooling

EXTERNAL

15% Roof Lights to Warehouse

Double Height Glazed HQ Reception

63 Communal Parking Spaces

WAREHOUSE

EV Parking Bays

50 kN/m2 Floor Loading

EPC A Rating

BREEAM 'Excellent' Rating

8M Haunch Height

	UNIT 110	UNIT 120	UNIT 130	UNIT 140	UNIT 210	UNIT 220	UNIT 230
WAREHOUSE AREA SQ FT	25,723	17,989	22,572	18,098	19,316	16,753	8,400
OFFICE (INCL. GF CORE) SQ FT	4,601	2,838	2,680	3,101	2,951	2,311	2,372
TOTAL AREA (GEA) SQ FT	30,324	20,827	25,252	21,199	22,267	19,064	10,772
LEVEL ACCESS LOADING DOORS	2	2	2	2	2	2	1
PARKING SPACES (22 EV PARKING BAYS)	10	11	10	12	10	13	17
POWER SUPPLY	195 kVA	115 kVA	190 kVA	130 kVA	160 kVA	110 kVA	85 kVA



TOTAL AREA (GEA) 149,710 SQ FT



BASINGSTOKE TOWN CENTRE

A339

M3 (J6)
3 MILES AWAY

THE HARROW WAY

RINGWAY (W)

RINGWAY (S)

TOOLSTATION

EDMUNDSON
ELECTRICAL

WELLA

REXEL

B&Q

BUNZL

CEF

WINCHESTER ROAD

THE HARROW WAY

RADIUS
PARK

LOCATION

Radius-Park is situated in a core location for industrial and logistics serving the South West region, with much of the local vicinity occupied by a number of national and international companies. Excellent motorway and public transport links and plenty of amenities are other key benefits of the development.

WESTERN ROAD

HALFORDS

SHOPPING

SCHOOLS

SUPERMARKETS

HOTELS

FITNESS

FUEL STATIONS

RESTAURANTS

STRATEGIC

Radius Park is prominently located fronting Winchester Road, South West of Basingstoke Town Centre. The scheme sits just 3 miles from Junction 6 of the M3 offering excellent communication links. Basingstoke lies in North Hampshire around 48 miles South West of London and around 30 miles North East of Southampton. Basingstoke benefits from favourable cross-country links to Newbury via the A34 to the north west, Reading to the north via the A33 and links to other areas such as Wokingham, Bracknell, Farnborough and Aldershot.



AIRPORTS

	DISTANCE	JOURNEY
SOUTHAMPTON	29 MILES	44 MINS
HEATHROW	34 MILES	38 MINS
GATWICK	60 MILES	1 HOUR 4 MINS



PORTS

	DISTANCE	JOURNEY
SOUTHAMPTON	29 MILES	44 MINS
PORTSMOUTH	46 MILES	57 MINS



ROADS

	DISTANCE	JOURNEY
M3	3 MILES	9 MINS
A33	5 MILES	12 MINS
A34	13 MILES	20 MINS
M4	16 MILES	25 MINS
M27	28 MILES	35 MINS
M25	29 MILES	32 MINS



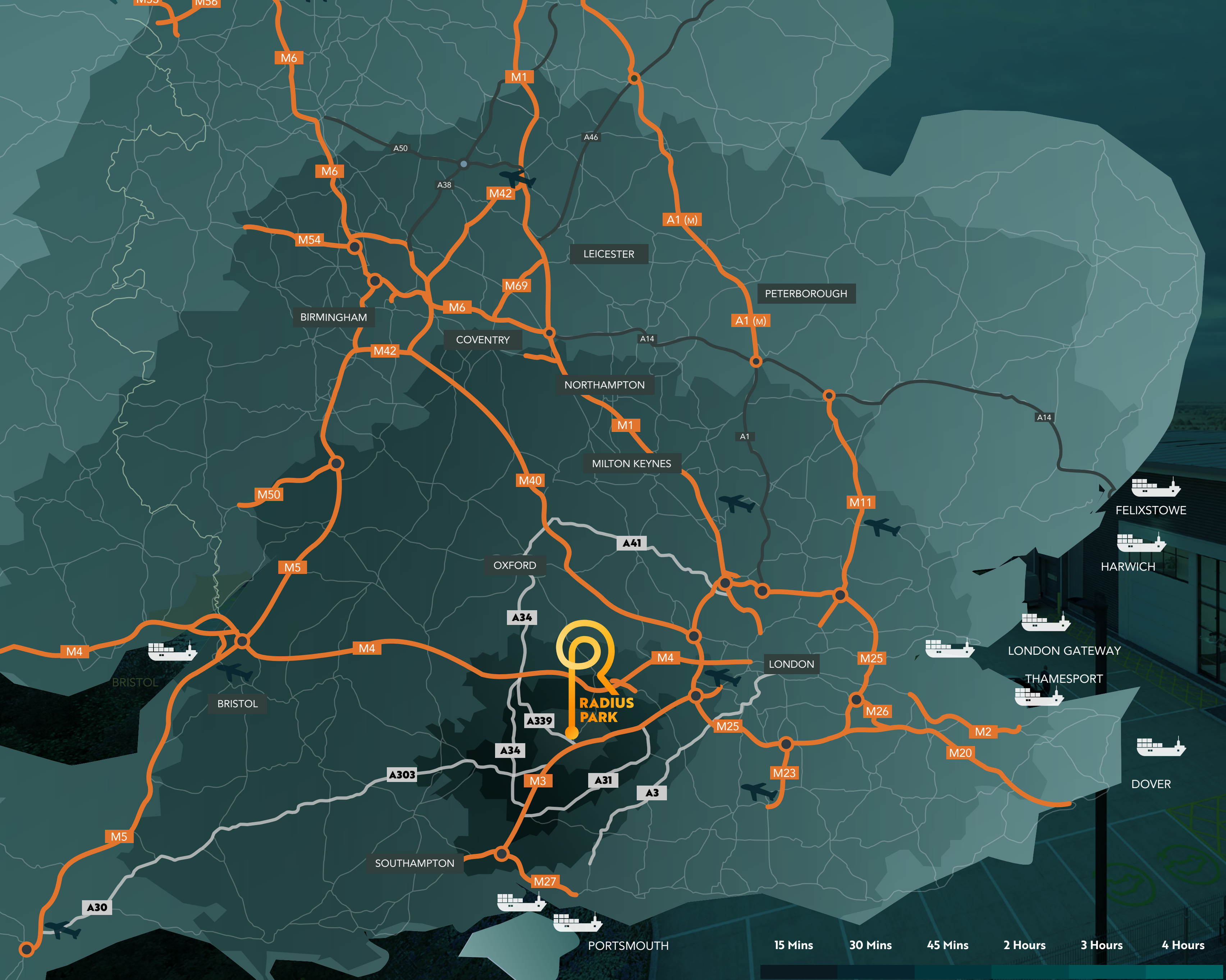
PLACES

	DISTANCE	JOURNEY
CAMBERLEY	20 MILES	30 MINS
FARNBOROUGH	20 MILES	30 MINS
READING	20 MILES	37 MINS
SOUTHAMPTON	29 MILES	44 MINS
GUILDFORD	31 MILES	43 MINS
PORTSMOUTH	46 MILES	57 MINS



RAIL

	DISTANCE	JOURNEY
BASINGSTOKE STATION	2 MILES	8 MINS





REGIONAL

SUSTAINABILITY

PROVEN

Equation Properties continue to provide quality logistics solutions throughout the UK.

BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)



'Excellent' Rating.

ENERGY PERFORMANCE CERTIFICATE



A Rating for excellent energy performance.

NATURAL LIGHT



Optimised use of natural light with 15% roof lights and excellent office visibility.

RENEWABLE TECHNOLOGIES



Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

RESPONSIBLE SOURCING



Assured construction materials with low environmental, economic and social impact.

ELECTRIC VEHICLE CHARGING



22 (active) charging points provided with provision for to future-proof occupier fleet requirements.

WATER REGULATION TECHNOLOGIES



Efficient sanitary-ware with low flow rates to reduce water consumption.

SUSTAINABLE MATERIALS



Reduce energy consumption and environmental impact over the life cycle of the building.

BICYCLE SPACES



Ample spaces in covered shelters encourages environmental travel.

ENHANCED CLADDING



Delivering superior energy performance to reduce running costs.

ENERGY METERING TECHNOLOGY



Allows occupiers to pro-actively manage their energy consumption.

LED LIGHTING



Enables 75% less energy consumption and 25 times more durability than incandescent lighting.



CONTACT THE JOINT AGENTS FOR MORE INFORMATION



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A DEVELOPMENT BY



BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million sq ft of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.



Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.

LOCATION



RADIUS PARK WINCHESTER ROAD BASINGSTOKE RG22 4AN
RADIUSPARKBASINGSTOKE.CO.UK

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT; intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. Oct 2025.