



# INDURENT

161 BASINGSTOKE

RG22 4BA  
///NECKS.POTATO.LONGER

BRAND NEW DISTRIBUTION CENTRE

INDURENT 161:  
161,400 SQ FT (14,995 SQ M)

Available from October 2027.



Strategically located  
next to the M3.

Target of BREEAM Excellent.  
Top 10% of UK warehouses  
for sustainability.

Warehousing that Works.

# High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Unit Indurent 161 is a highly sustainable warehouse that will deliver benefits for your business, your people and the environment.

## An ideal location for the South.

Indurent 161 Basingstoke is situated on Viables Business Park and acts as an extension of Indurent's presence in the area following the development of Indurent Park Basingstoke.

The park provides excellent connectivity to the M3 motorway and is just 2.5 miles from junction 6 and 4.3 miles from junction 7.

Basingstoke is equidistant between the Port of Southampton and London, making it an ideal distribution location.



Warehousing that Works.

EPC A  
rating

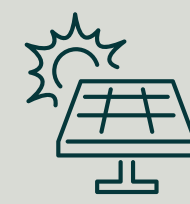
With a target EPC A rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.



Smart LED lighting helping you reduce energy consumption by up to 75%.



15% roof lights coverage, providing sufficient daylight to illuminate the warehouse without artificial lighting.



Solar PV panels included as standard. 100% of the roof is designed to allow for future PV panels to be installed.



Fully networked smart meters collect half hourly and real time energy data, allowing alignment with ESG targets and contributing towards net zero carbon targets.



Target of BREEAM Excellent rating placing this warehouse in the top 10% of warehouses in the UK for sustainability.



PRE-LET  
SONY

M3

INDURENT 161

# Why choose Basingstoke?



Situated by the M3, offering direct access to London and Southampton.



Part of a thriving business community including multinational corporations such as Sony, Motorola and Fujitsu.



Industrial rental rates provide a substantial cost saving in comparison to Greater London.



Basingstoke has cut borough-wide net emissions by approximately a fifth from 2018 to 2022, with local net emissions down 19.5% from 2018 to 2022 based on most recent UK Government data.



Warehousing that Works.



## STRONG LOCAL LABOUR.

With a population of approximately 113,000 (as of 2021), Basingstoke offers a large talent pool.



## HIGHLY SKILLED WORKFORCE.

The town's workforce is highly skilled, with 40% of residents holding NVQ Level 4 qualifications or higher, surpassing the national average.



## LABOUR COST SAVINGS.

Potential salary savings of 14.29% against average London wages, and 3.23% against the national average.



Source: ONS



Warehousing that Works.

# You're well-connected.



**2.5 MILES**

from M3 J6 and 4.3 miles from J7.  
The M4 is easily accessible via A33



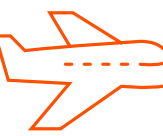
**2.6 MILES**

from Basingstoke City Centre



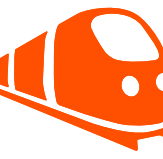
**31 MILES**

from Southampton Port



**37 MILES**

from Heathrow Airport

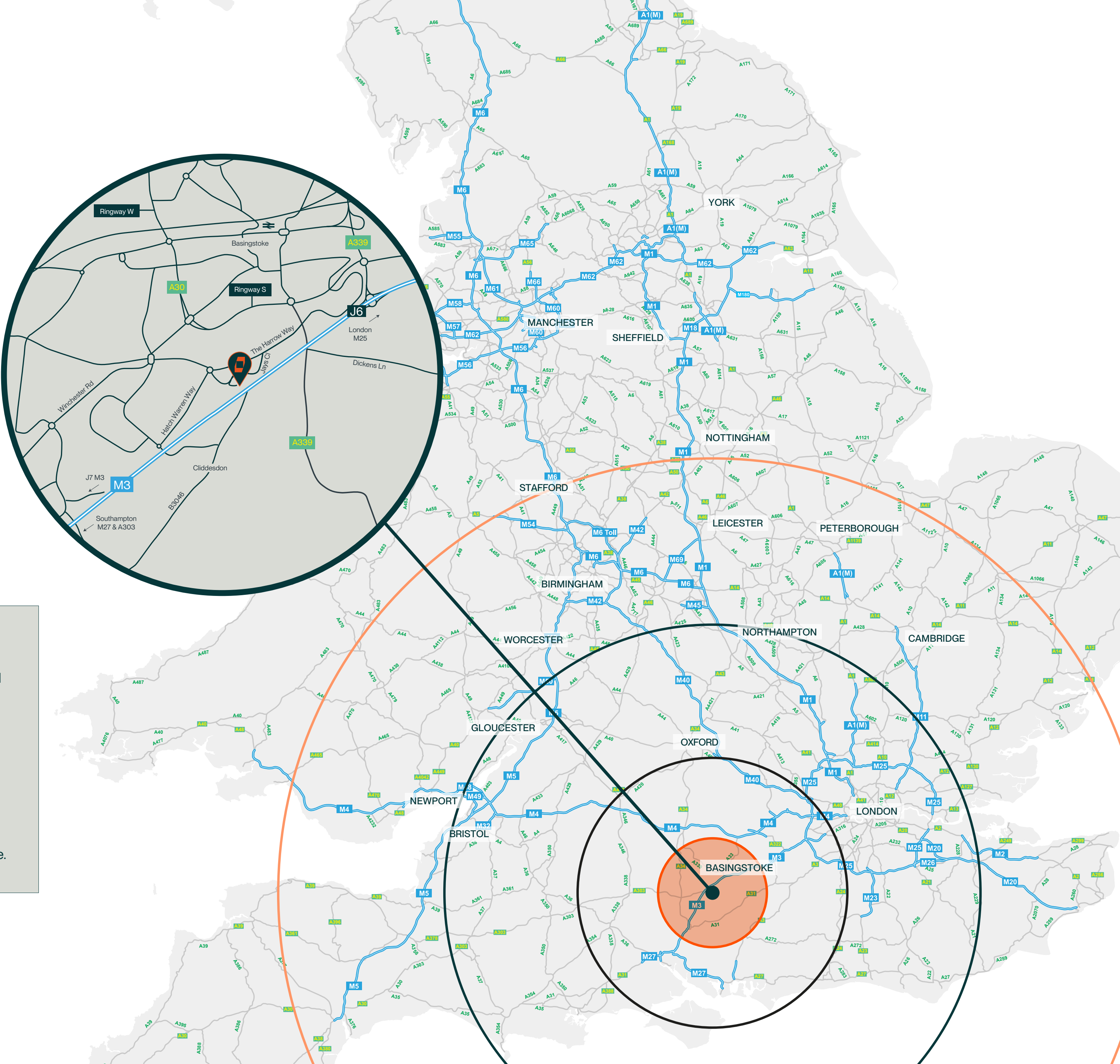


Fast and direct rail service from Basingstoke train station into London Waterloo, Southampton and Exeter. Midlands and North can also be reached via Reading.

Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



Warehousing that Works.

# Schedule of accommodation.

| INDURENT 161          |                             |
|-----------------------|-----------------------------|
| WAREHOUSE             | 148,829 SQ FT (13,827 SQ M) |
| FF & SF OFFICES       | 7,502 SQ FT (697 SQ M)      |
| GF CORES              | 1,213 SQ FT (113 SQ M)      |
| PLANT DECK            | 3,856 SQ FT (358 SQ M)      |
| TOTAL                 | 161,400 SQ FT (14,995 SQ M) |
| YARD DEPTH            | 50M                         |
| CLEAR INTERNAL HEIGHT | 15M                         |
| LEVEL ACCESS DOORS    | 4                           |
| LOADING DOCKS         | 15 (INC. 2 EURO DOCKS)      |
| FLOOR LOADING         | 50kN SQ/M                   |
| HGV PARKING           | 29                          |
| CAR PARKING           | 146                         |

All floor areas are approximate gross internal areas.



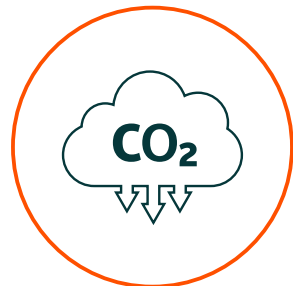
BREEAM target  
Excellent



50 kN sq/m  
floor loading



15% roof  
lights



Operationally  
net zero carbon  
to offices



Indurent standard  
specification



EPC  
A rated



36 EV car  
charging points



Up to 15m clear  
internal height



Solar panels  
provided

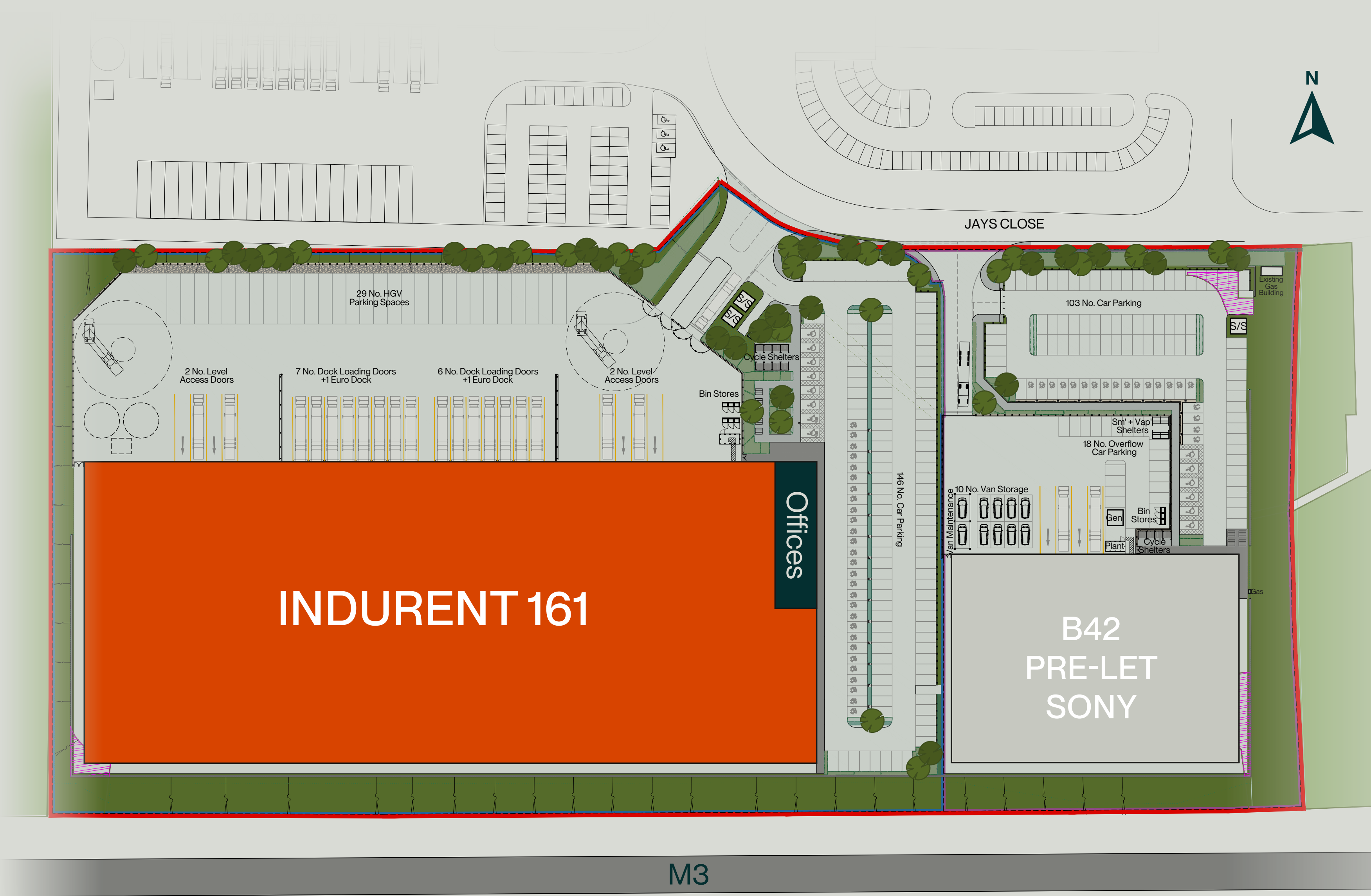


Up to 1.5 MVA of  
power supply



Warehousing that Works.

# Masterplan.



Masterplan is indicative.



We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

## LET'S TALK



**TILLY MEIGHEN**

*Development Manager*

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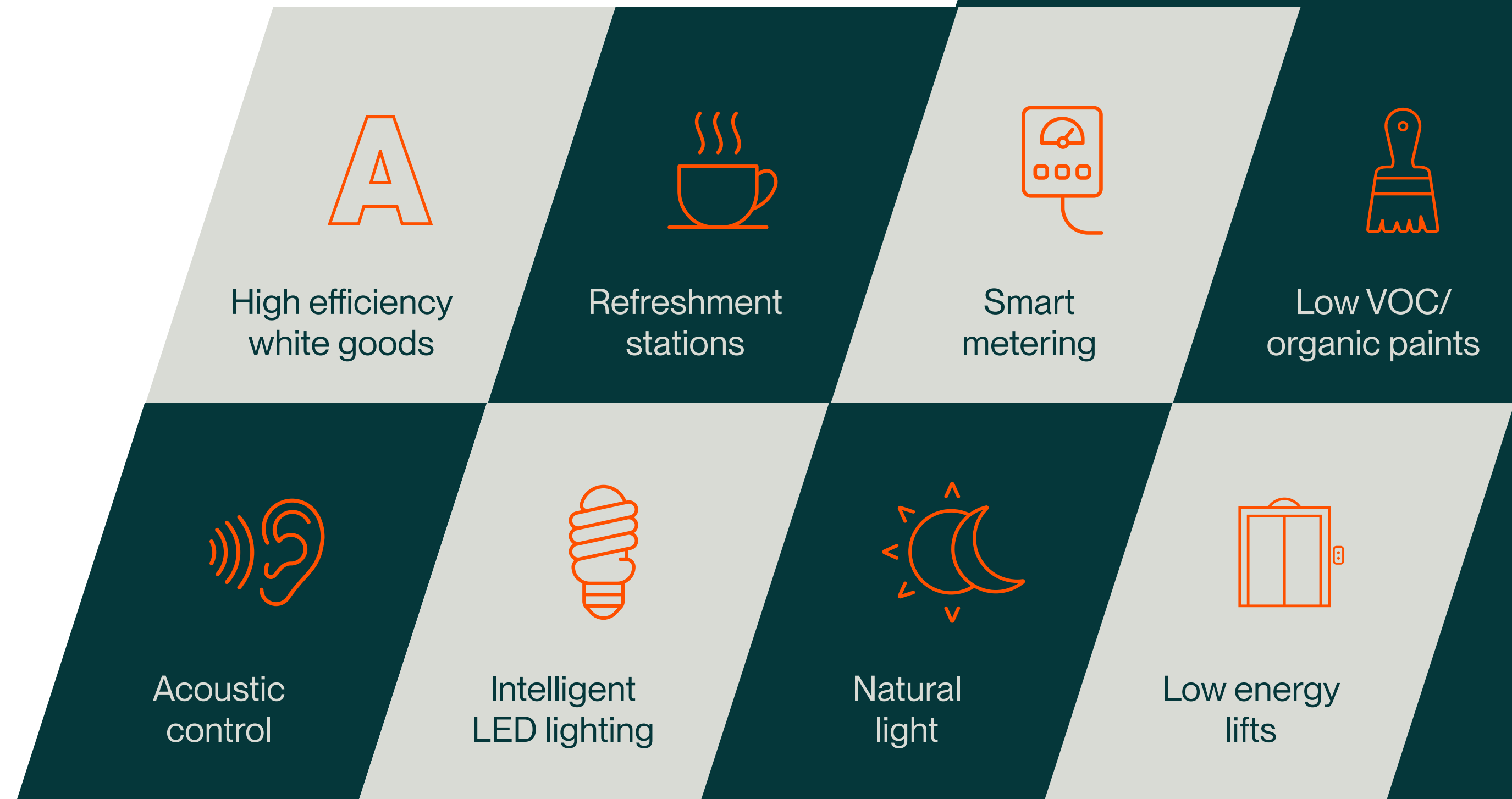
# The Indurent standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



Warehousing that Works.



# Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.



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Warehousing that Works.



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