

..... **UNIT 11**

BILTON ROAD | **20,021 SQ FT**



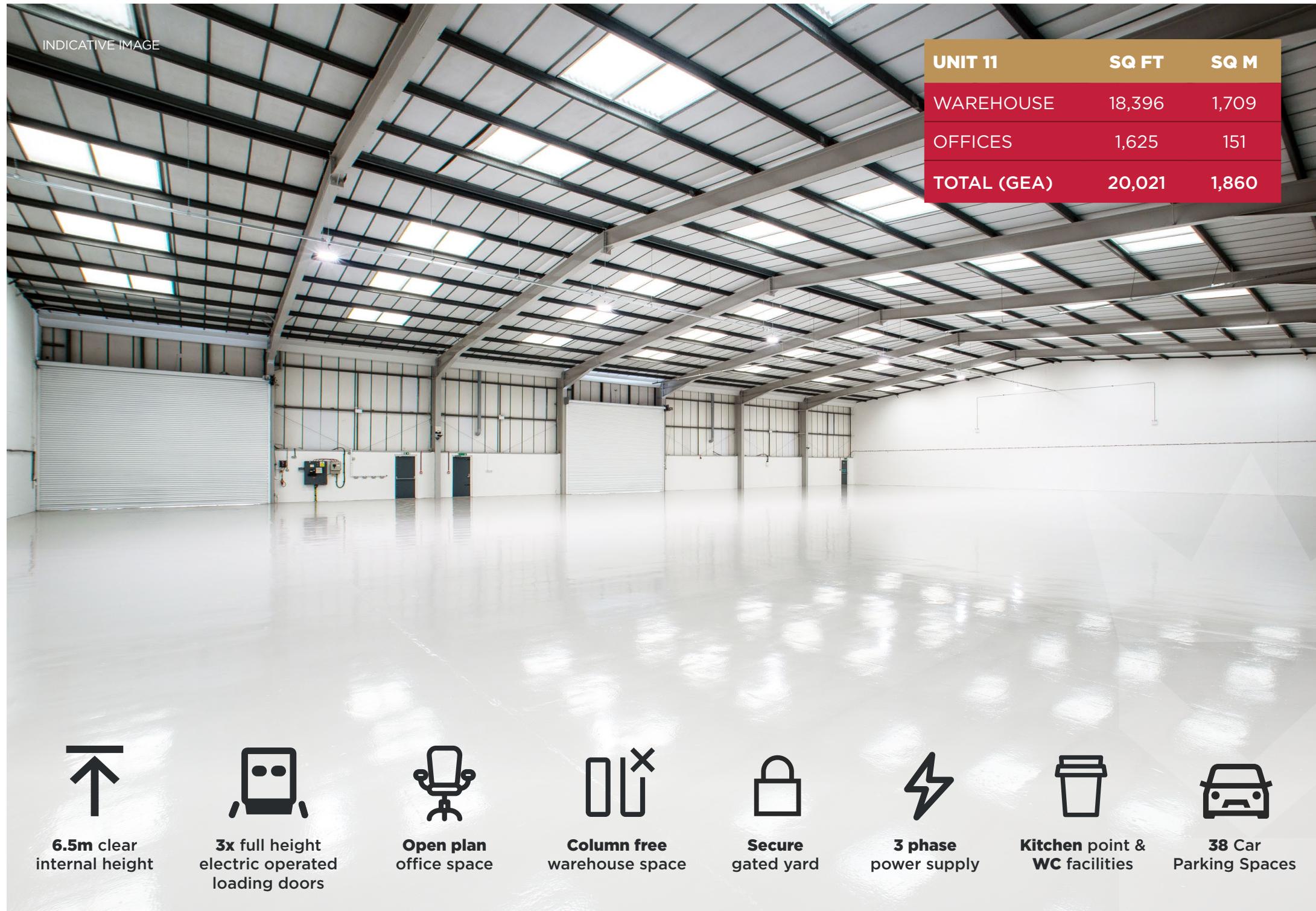
PRE-REFURBISHMENT IMAGE



Kingsland
BUSINESS PARK

MODERN INDUSTRIAL/WAREHOUSE UNIT | UNDER REFURBISHMENT | AVAILABLE Q1 2026

INDICATIVE IMAGE



UNIT 11

UNIT 11	SQ FT	SQ M
WAREHOUSE	18,396	1,709
OFFICES	1,625	151
TOTAL (GEA)	20,021	1,860

6.5m clear internal height

3x full height electric operated loading doors

Open plan office space

Column free warehouse space

Secure gated yard

3 phase power supply

Kitchen point & WC facilities

38 Car Parking Spaces

Kingsland Business Park is located approximately 2 miles to the north east of Basingstoke town centre and railway station (journey time to London Waterloo approx. 45 mins), 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 and Basingstoke town centre via Wade Road, the main spine road through Kingsland Business Park. Chineham Shopping Centre provides excellent local amenity with a Tesco foodstore, M&S, Boots, Costa Coffee and Greggs.



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	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.

PRE-REFURBISHMENT IMAGE



ALL ENQUIRIES:

www.kingslandbusinesspark.co.uk



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