



# PLOT 10

JAYS CLOSE, VIABLES, BASINGSTOKE,  
HAMPSHIRE, RG22 4BS

## 2.29 ACRES

LONG LEASEHOLD LAND  
ACQUISITION OPPORTUNITY



Basingstoke  
and Deane



# EXECUTIVE SUMMARY



- Prime commercial development opportunity.
- Long leasehold interest (250 years) available.
- Situated in strong commercial location.
- c.2.4 miles South of Basingstoke town centre.
- Good transport links.
- 2.9 miles to Basingstoke Train Station.

## DESCRIPTION

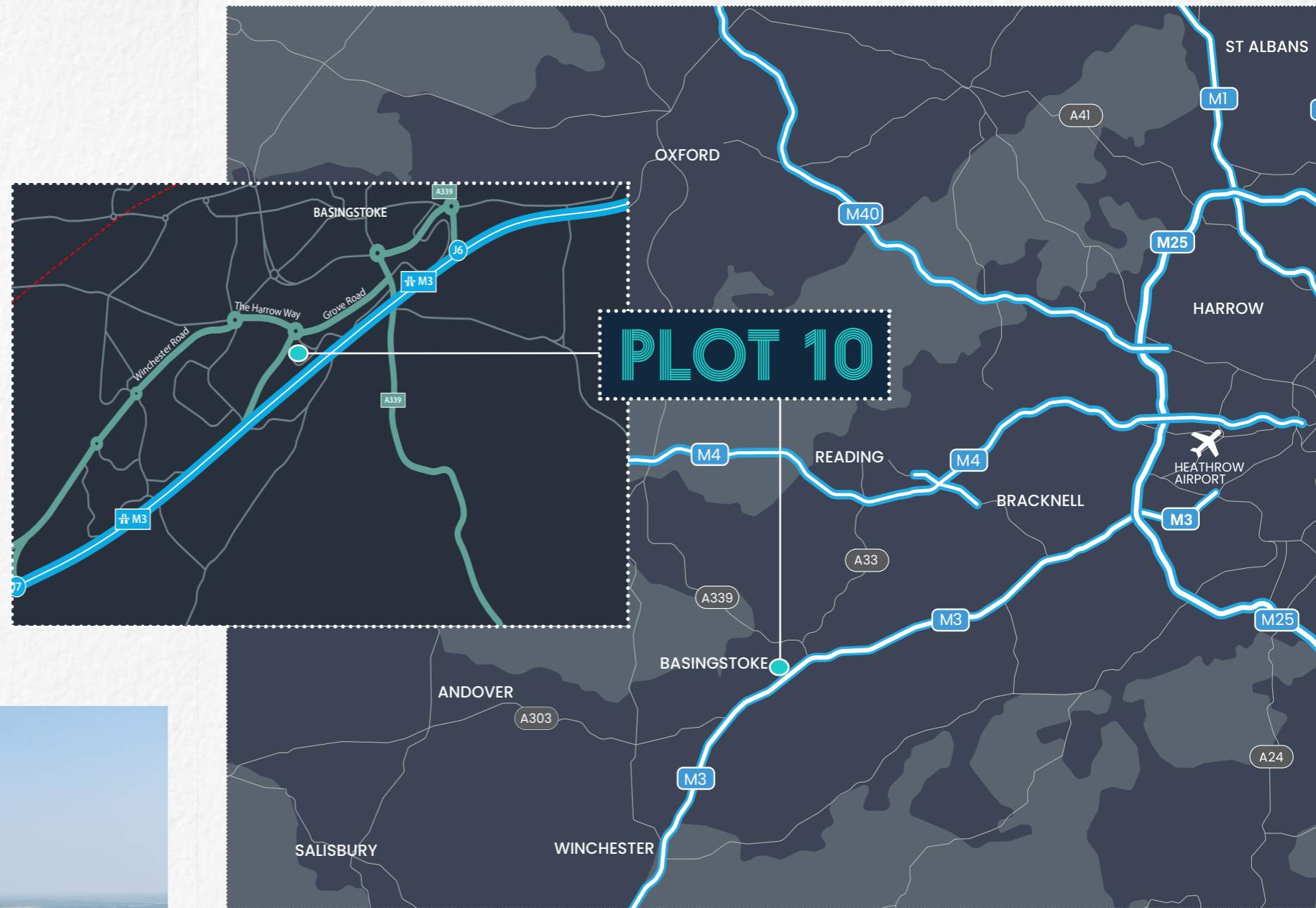
**The subject plot is roughly rectangular in shape and comprises of earth bunds along the northern, western and southwestern boundaries.**

The plot immediately adjoins TaylorMade Golf to the south, an electrical substation to the east and is encircled by Jays Close on the west and north. Access is granted via the north corner.

# LOCATION

Viabes Business Park is a well-established commercial location located c.2.4 miles from the centre of Basingstoke.





The park has a mixture of office and industrial buildings, including a number of multinational businesses such as Sony Europe, Fujitsu, TaylorMade and Liberty Wines. Viabes Business Park is situated to the south of the town centre and benefits from good proximity to the UK's motorway network located between Junctions 6 & 7 of the M3. Additionally, the location offers good access to local amenities and retail facilities including the Brighton Hill and St Michael's retail parks.



# LOCAL OCCUPIERS



# CONNECTIVITY

	<b>ROAD</b>	<b>MILES</b>		<b>AIRPORTS</b>	<b>MILES</b>
	M3 (J9)	2.6		Bournemouth	53.6
	A303	6.5		Southampton	28
	M25(J15)	28.5		Heathrow	36.1
				Gatwick	60.2
	<b>TOWNS</b>			<b>RAIL</b>	<b>TIME (MINS)</b>
	Winchester	17.7		Reading	28
	Reading	19.7		London Waterloo	48
	Southampton	29.5		Southampton	29

\*From Basingstoke Train Station

# FURTHER INFORMATION

## PLANNING

Basingstoke and Deane Borough Council is the local planning authority. The site is not currently in the Local Plan but is located in a Strategic Employment Area.

## VAT

The property is subject to VAT.

## TENURE

The site is being offered on the basis of a 250 year ground lease at a peppercorn.

## DATA ROOM

Please contact JLL for access to the Data Room.

## METHOD OF SALE

The subject site is for sale by way of Private Treaty; however we reserve the right to conclude the marketing by an Informal Tender process.

## VIEWINGS

Please contact JLL to arrange all viewings & access to the site.

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