



# Tyson Park

# Basingstoke

Tyson Park, Crockford Lane, Basingstoke, RG24 8BY

TO LET 58,942 SQ FT

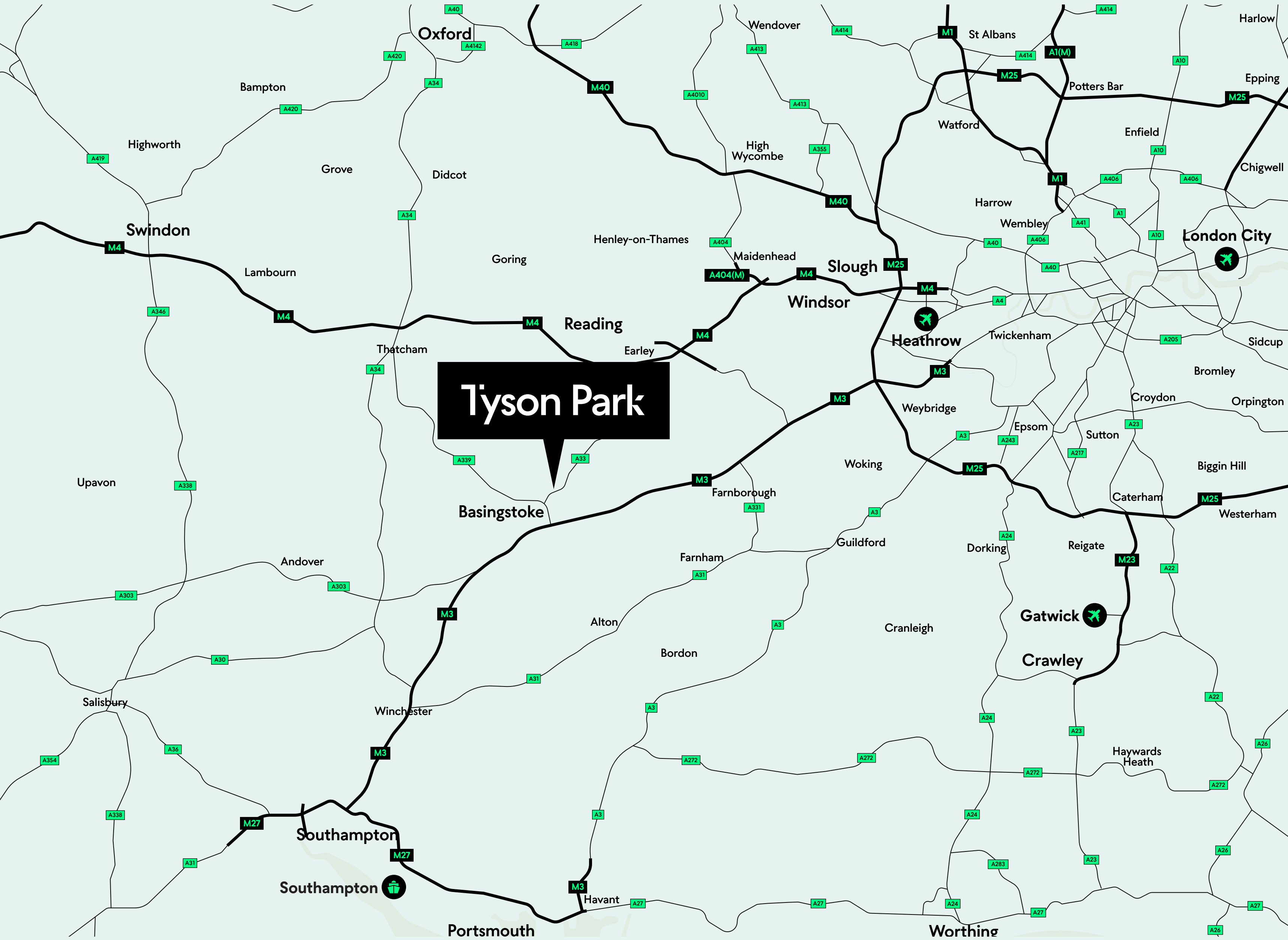


# Grade A warehouse space at the heart of Basingstoke's logistics corridor

A modern, detached warehouse unit with high-quality office accommodation, Unit 1 at Tyson Park offers secure, self-contained space within a landscaped, three-unit development. The building is due to be refurbished and is available on a new lease.



# Tyson Park



LOCATION

# Basingstoke

Location	Miles	Time
Basingstoke	3.4	7 mins
Reading	16	30 mins
Oxford	45	1 hour
Swindon	46	55 mins
Central London	52	1 hour 5 mins
Bristol	89	1 hour 30mins

Roads	Miles	Time
A33	0.9	3 mins
M3	3.1	6 mins
M4	12	18 mins
M25	29	430 mins

Ports & Airports	Miles	Time
Heathrow Airport	3	40 mins
Southampton Port	34	40 mins
Portsmouth Port	50	55 mins
Gatwick Airport	61	1 hour

Population of Basingstoke

185,200

Employment rate

81.7%

Labour in manufacturing, transportation and logistics

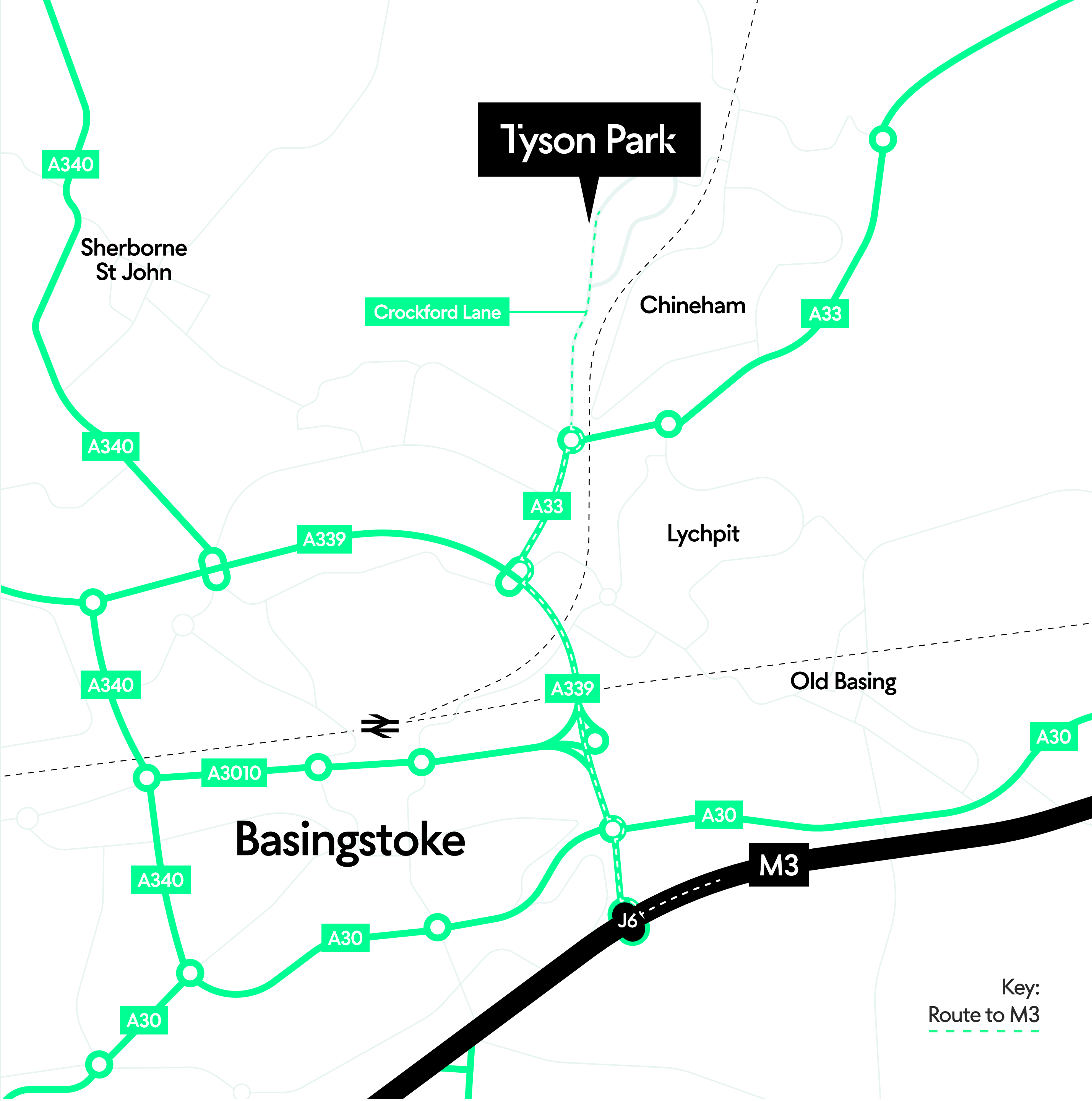
9,000

# Tyson Park

## Seamless access to London & the South East

Ideally positioned just off the A33, Tyson Park offers excellent connectivity to London, the South Coast, and the wider South East. Junction 6 of the M3 is just five minutes away, linking to the M25 and Heathrow to the east, and Southampton and the M27 to the south. Basingstoke town centre is less than 10 minutes away, with direct trains to London Waterloo in just 47 minutes.

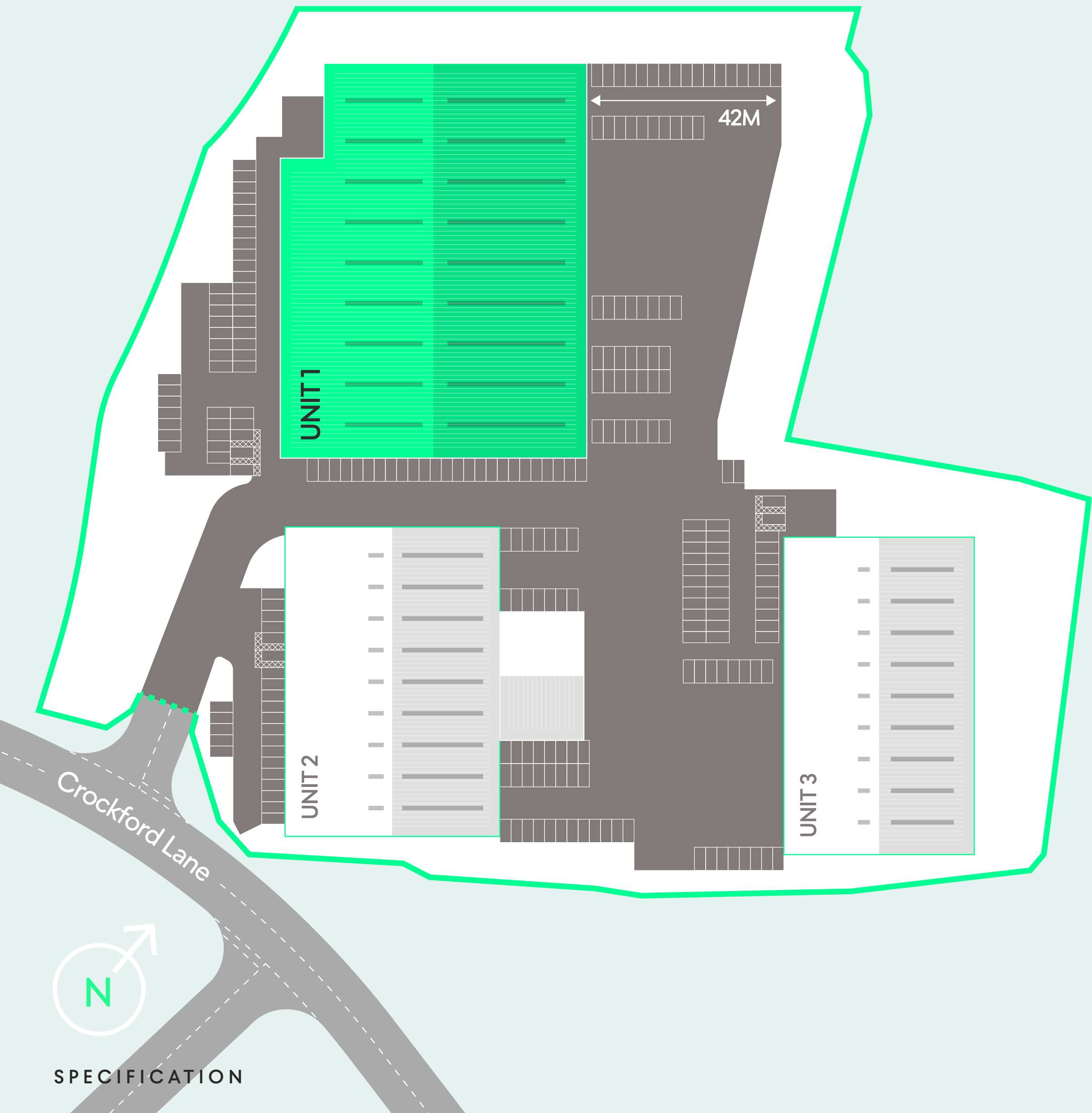
 Crockford Ln, Basingstoke, RG24 8BY



# Basingstoke

- 6 mins to M3 J6
- 18 mins to M4 J11
- 10 mins to Basingstoke town centre
- 47 mins by rail to London Waterloo
- 34 miles to Southampton Port
- 36 miles to Heathrow Airport





UNIT 1	SQ FT	SQ M
Warehouse	52,562	4,883.2
First Floor Office	6,380	592.7
Total	58,942	5,475.9

UNIT 1

UNIT 3

UNIT 2





VAT

VAT will be payable where applicable.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

EPC

EPC's available on request.

Contacts

For more information, please contact:

DTRE

**Jake Huntley**  
jake.huntley@dtre.com  
07765 154 211

**Max Dowley**  
max.dowley@dtre.com  
07548 773 999

**Oscar Bryan**  
oscar.bryan@dtre.com  
07483 068 035



**Andy Gibbs**  
andy.gibbs@bdt.uk.com  
07766 951 719

**Russell Ware**  
russell.ware@bdt.uk.com  
07747 846 422

Further information – to include energy performance certificates and data site access is available upon request.  
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