

A development by

**EQUATION**  
PROPERTIES



A NEW TRADE/DISTRIBUTION DEVELOPMENT

**Units available from 10,844 - 30,514 SQ FT**

AVAILABLE FOR IMMEDIATE OCCUPATION

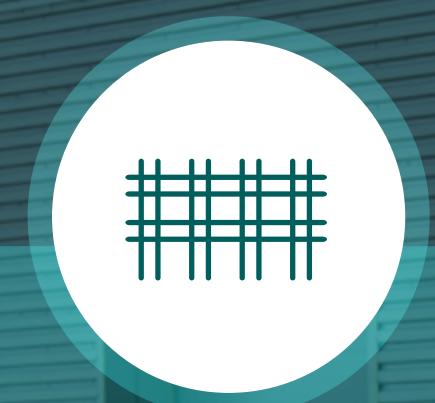
**RADIUS PARK**  
BASINGSTOKE RG22 4AN

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



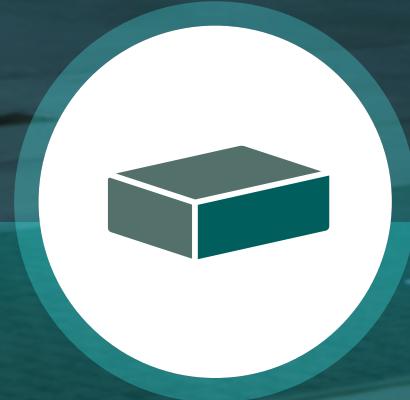
#### ESTATE

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 and offers a variety of unit sizes within two terraces



#### SUSTAINABLE

BREEAM 'Excellent' EPC A rating



#### TRANSPORT

Excellent railway services from Basingstoke Station



**RADIUS PARK**

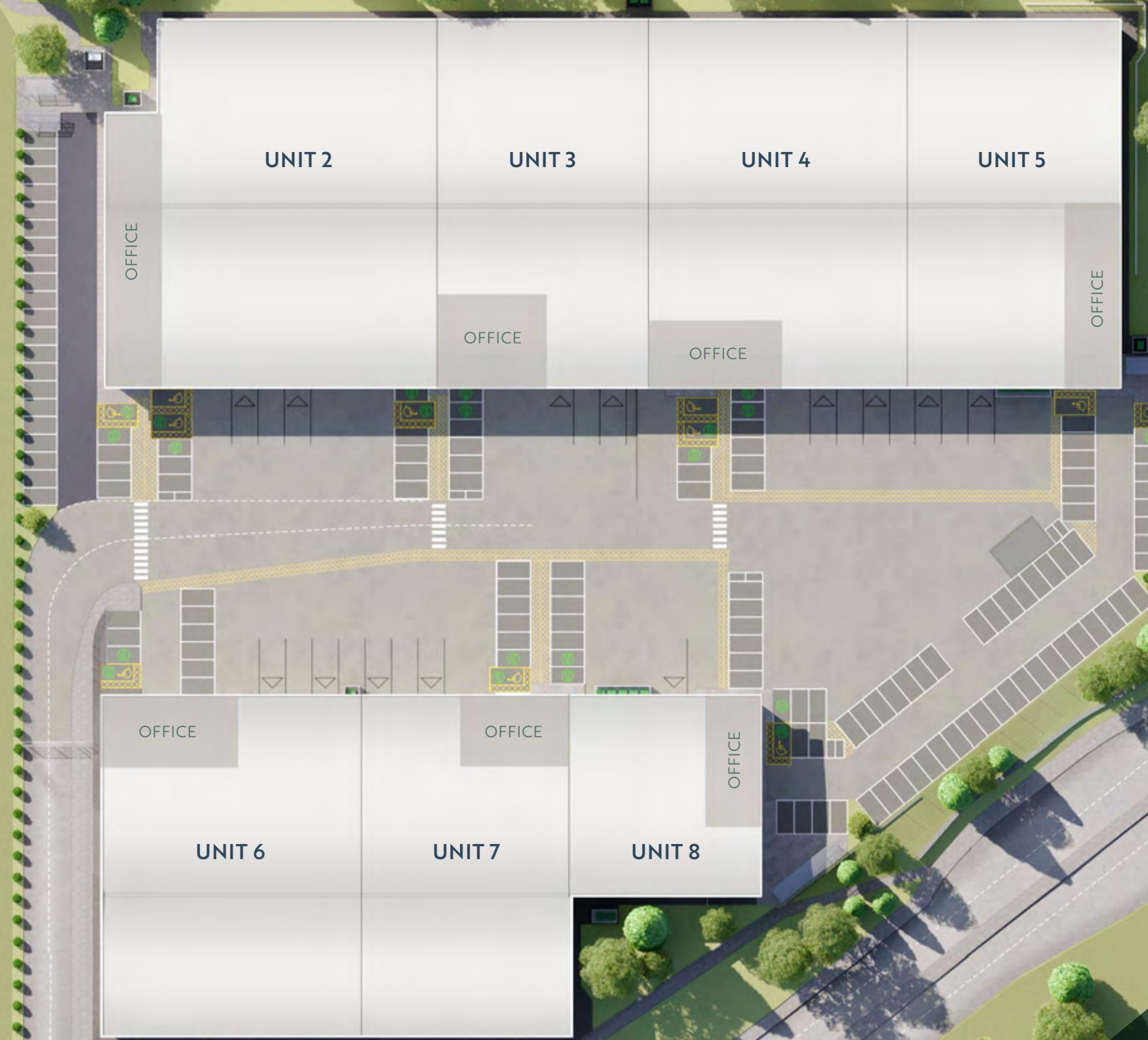
TOTAL AREA (GEA)

150,382 SQ FT



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# ACCOMMODATION



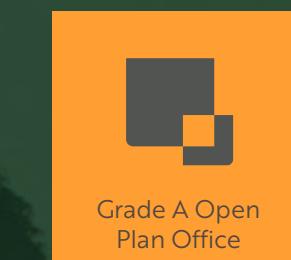
UNITS 2,3,4,5 TOTAL AREA (GEA) 98,040 SQ FT  
UNITS 6,7,8 TOTAL AREA (GEA) 52,342 SQ FT

**TOTAL AREA (GEA)** 150,382 SQ FT

## OFFICES



LED Lighting with Smart Control



Grade A Open Plan Office



VRF Heating and Comfort Cooling



Double Height Glazed HQ Reception

## EXTERNAL



15% Roof Lights to Warehouse



78 Communal Parking Spaces

## WAREHOUSE

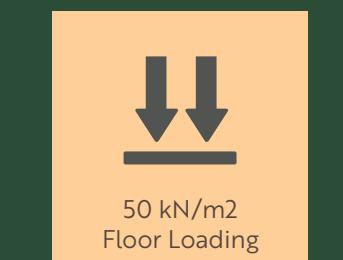


EV Parking Bays



Perimeter Paladin Estate Fencing

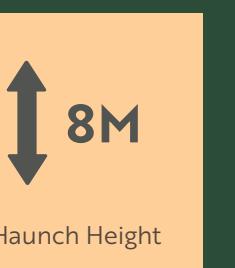
## WAREHOUSE



50 kN/m<sup>2</sup> Floor Loading



EPC A Rating



8M  
Haunch Height

	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8
WAREHOUSE AREA SQ FT	25,838	18,037	22,626	18,172	19,401	16,777	8,432
OFFICE (INCL. GF CORE) SQ FT	4,676	2,861	2,677	3,153	2,992	2,328	2,412
<b>TOTAL AREA (GEA) SQ FT</b>	<b>30,514</b>	<b>20,898</b>	<b>25,303</b>	<b>21,325</b>	<b>22,393</b>	<b>19,105</b>	<b>10,844</b>

## COMMUNAL PARKING SPACES

CAR PARKING BAYS (EV BAYS)	78	4
MOTORBIKE PARKING BAYS	4	
BICYCLE PARKING BAYS	64	

LEVEL ACCESS LOADING DOORS	2	2	2	2	2	2	1
CAR PARKING BAYS (EV BAYS)	10	4	12	4	11	4	10
MOTORBIKE PARKING BAYS	2	2	-	-	-	-	-
POWER SUPPLY	195 kVA	115 kVA	190 kVA	130 kVA	160 kVA	110 kVA	85 kVA



**RADIUS PARK**

TOTAL AREA (GEA)

150,382 SQ FT



## 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.

# 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.



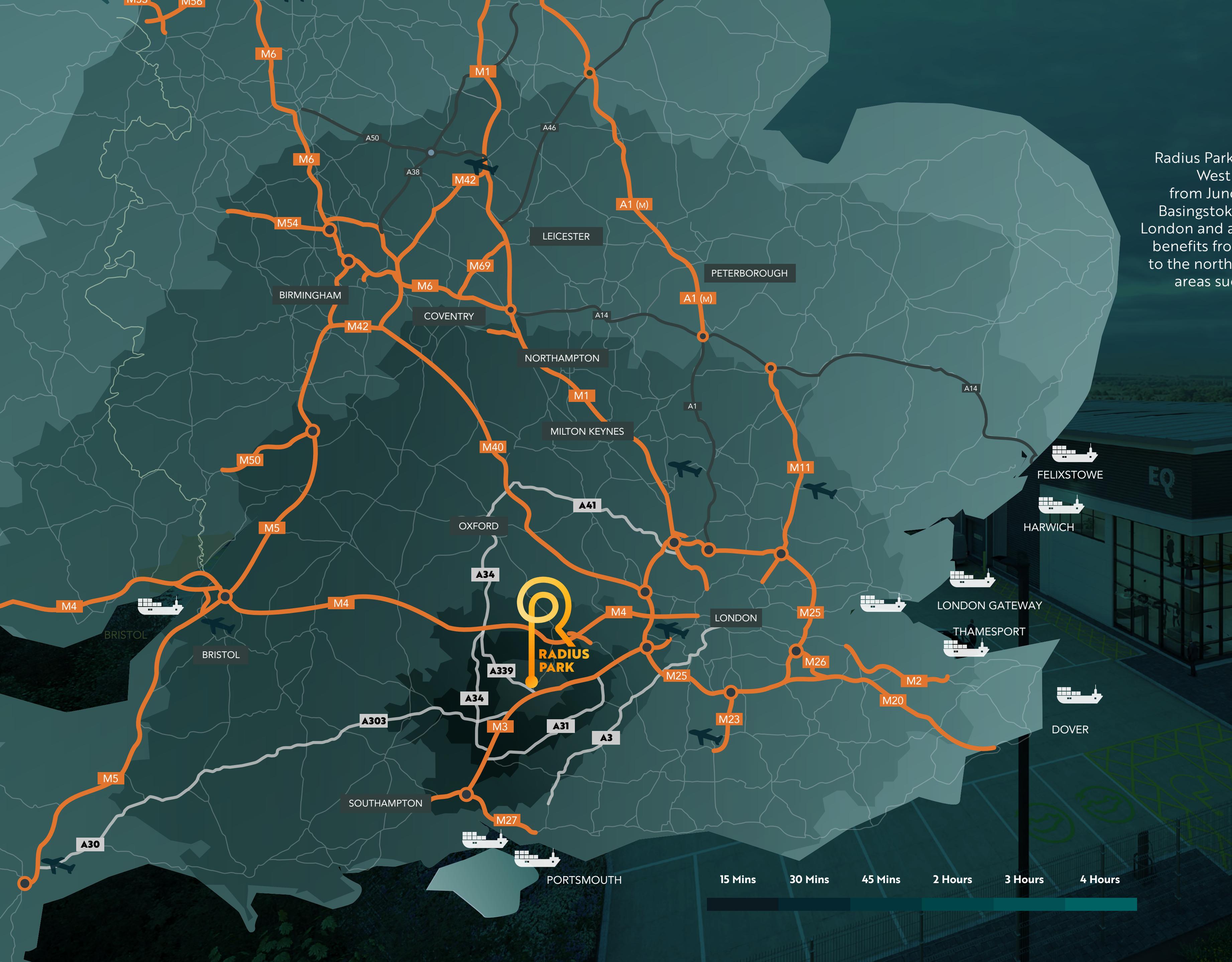
AIRPORTS	DISTANCE	JOURNEY
SOUTHAMPTON	29 MILES	44 MINS
HEATHROW	34 MILES	38 MINS
GATWICK	60 MILES	1 HOUR 4 MINS

PORTS	DISTANCE	JOURNEY
SOUTHAMPTON	29 MILES	44 MINS
PORTRSMOUTH	46 MILES	57 MINS

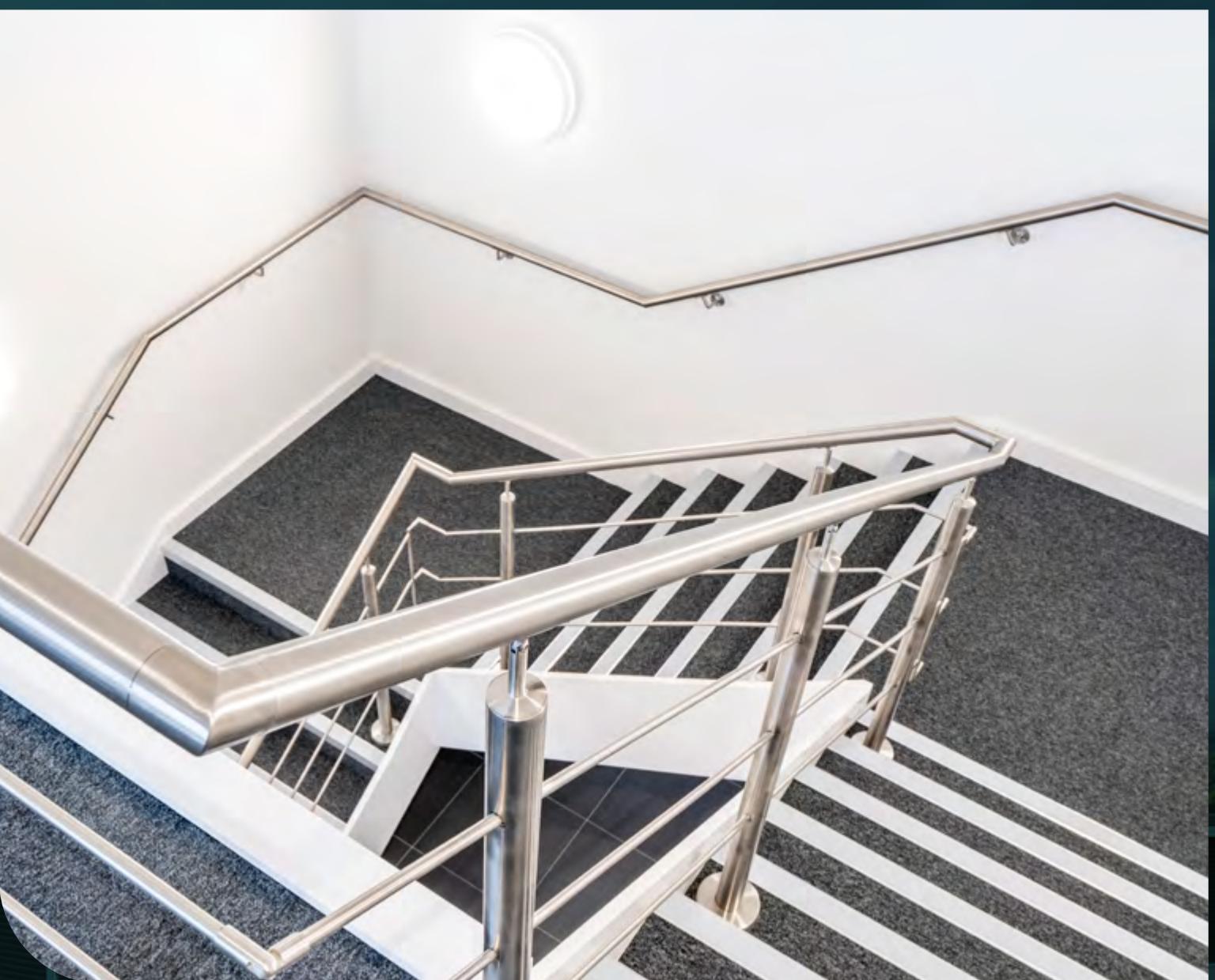
ROADS	DISTANCE	JOURNEY
M3	3 MILES	9 MINS
A33	5 MILES	12 MINS
A34	13 MILES	20 MINS
M4	16 MILES	25 MINS
M27	28 MILES	35 MINS
M25	29 MILES	32 MINS

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
PORTRSMOUTH	46 MILES	57 MINS

RAIL	DISTANCE	JOURNEY
BASINGSTOKE STATION	2 MILES	8 MINS









# SUSTAINABILITY

# PROVEN

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



**BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)**  
CODE FOR A SUSTAINABLE BUILT ENVIRONMENT  
**BREEAM** EXCELLENT BRE GLOBAL  
'Excellent' Rating.

**ENERGY PERFORMANCE CERTIFICATE**  
**EPC A**  
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**  
Charging points provided with provision for 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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**LOCATION**

 **FUEL.SLICE.WINNER**

what3words



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RADIUS PARK WINCHESTER ROAD BASINGSTOKE RG22 4AN

**RADIUSPARKBASINGSTOKE.CO.UK**



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BASINGSTOKE RG22 4AN

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

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.

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. Jan 2026.