



Refurbished - Available Now


Kingsland
BUSINESS PARK

.....
BILTON
ROAD
Basingstoke, RG24 8AH
.....

4,551 SQ FT
(422.8 SQ M)



UNIT 8	SQ FT	SQ M	PARKING
WAREHOUSE	3,940	366.0	
OFFICES	611	56.8	
TOTAL	4,551	422.8	3

All floor areas are provided on a Gross External Area (GEA) basis.

LOCATION

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.

PROPERTY

Units 8 Bilton Road is a modern refurbished terrace unit of steel portal frame construction, with profiled metal cladding and ancillary offices with double glazed windows.

The unit benefits from a generous car parking ratio and dedicated service yard to the rear. The open plan offices are accessed via an entrance lobby and benefit from kitchenette and WC facilities. The warehouse area has a clear internal height of approximately 6.5m, and is entirely column free with extensive natural light via the roof lights. Full height loading doors provide access to the dedicated service yard.

Units 8 has been refurbished to a high standard and is now available.

SPECIFICATION

BUILDING



6.5m min
clear internal
height



Full height
electrical
loading doors



Floor loading
30kN/m²



Air conditioned
offices



Allocated
parking spaces



3 phase
power supply

ESG FEATURES



Refurbished
rooflights



EPC
Rating B



Automatic meter
reading technology



Electrical vehicle
charging points



Sustainable travel
encouraged



LED
lighting



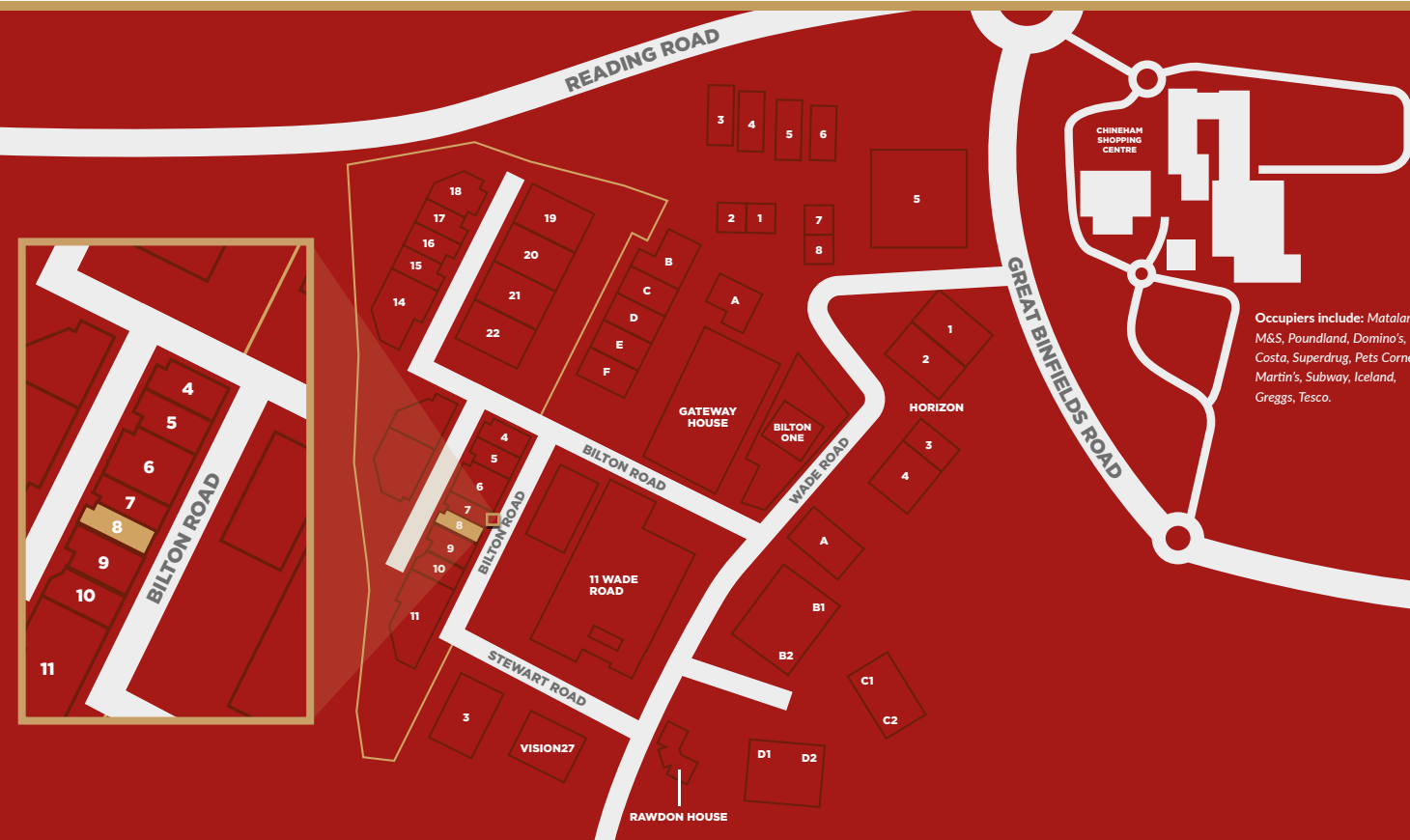
Responsibly sourced
construction
materials



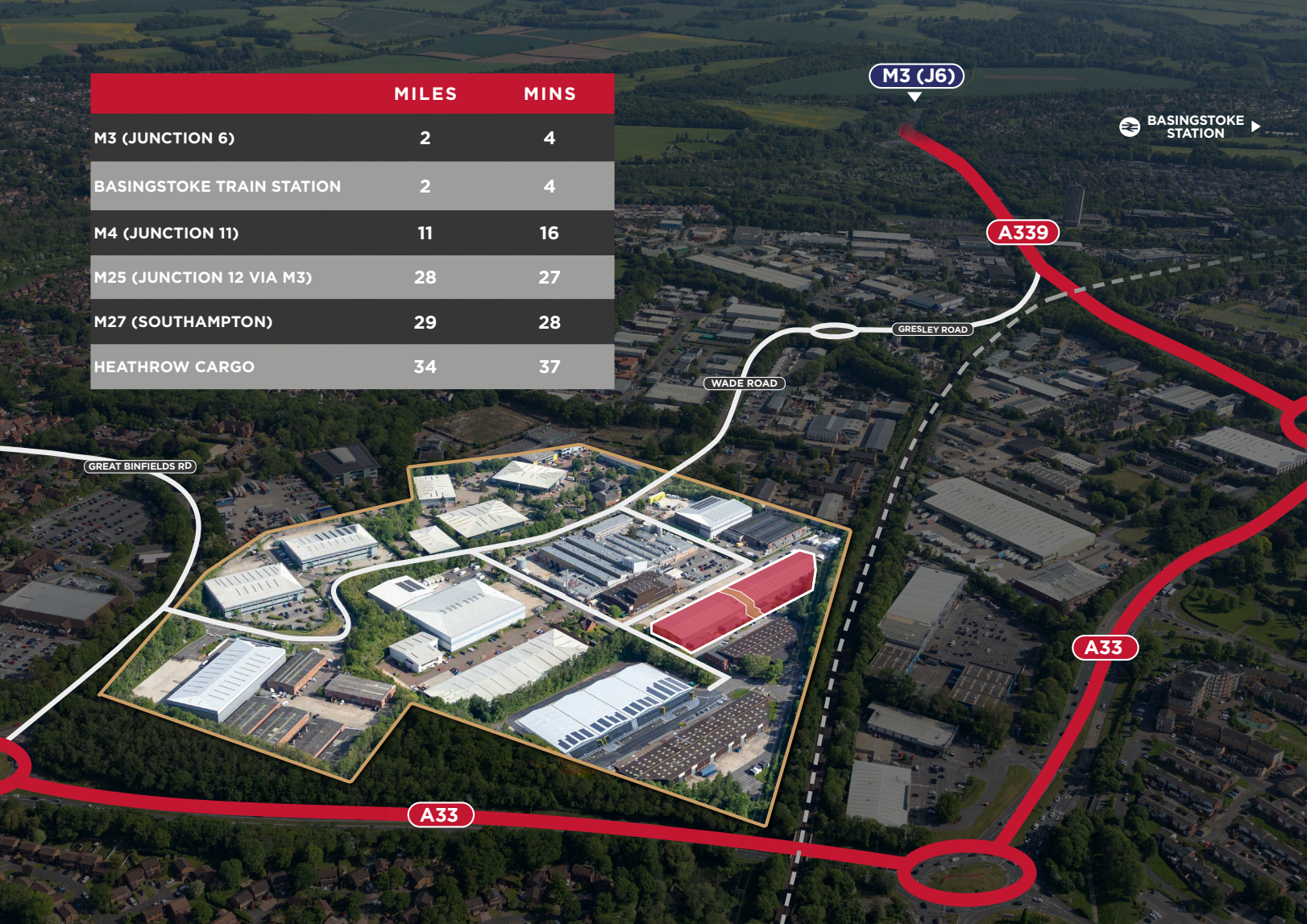
Reducing
environmental
impact



Help to meet
Net Zero Carbon
objectives



	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



ALL ENQUIRIES



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TERMS

A new Full Repairing and Insuring Lease is available for a term to be agreed.
The quoting rent is available on application.



RG24 8AH

What3Words:
///successes.bunks.tricky

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www.kingslandbusinesspark.co.uk