

INDUSTRIAL/WAREHOUSE/TRADE UNITS TO LET

BILTON ROAD

FROM **4,551 SQ FT** AVAILABLE
NOW

BILTON ROAD, KINGSLAND BUSINESS PARK, BASINGSTOKE, RG24 8AH

PROPERTY

Units 8 & 10 Bilton Road are modern refurbished terrace units of steel portal frame construction, with profiled metal cladding and ancillary offices with double glazed windows. The units benefit 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 & 10 have been refurbished to a high standard and are now available.



EXISTING OCCUPIERS



EASY BATHROOMS



HOWDENS

FINNING.

www.kingslandbusinesspark.co.uk

SPECIFICATIONS



6.5m clear
internal height



Full electric
operated loading doors



Open plan
office space



Column free
warehouse space



Secure
gated yard



3 phase
power supply



Kitchen point &
WC facilities



Allocated car
parking spaces



UNIT 8	SQ FT	SQ M
WAREHOUSE	3,940	366
OFFICES	611	56.8
TOTAL	4,551	422.8

UNIT 10	SQ FT	SQ M
WAREHOUSE	4,037	375
OFFICES	624	58
TOTAL	4,661	433



LOCATION

Kingsland Business Park is located approximately 2 miles to the north east of Basingstoke town centre and railway station (approx. 45 mins to London Waterloo), 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 (0.5 miles) and Basingstoke town centre via Wade Road. The shopping centre provides excellent local amenity with a Tesco, M&S, Boots, Costa Coffee and Greggs.

	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.

FURTHER ENQUIRIES



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