

INDUSTRIAL/WAREHOUSE TO LET

# VISION14

14,237 SQ FT

READY  
Q1 2027

VISION14, KINGSLAND BUSINESS PARK, BASINGSTOKE, RG24 8AH

## PROPERTY



Vision 14 comprises a self-contained, detached, new build distribution / production building located at Kingsland Business Park. The unit benefits from easy access off Wade Road, the main estate road, via Bonds Close. The unit has a large secure service yard with two roller shutter doors. The unit is under construction and will be available in Q1 2027.



# SPECIFICATIONS & ESG



10.5m min  
clear haunch height



2x loading  
doors (4m x 5m)



50KN/m<sup>2</sup>  
floor loading



Secure service  
yard



Redesigned office  
accommodation



19 parking  
spaces



Up to 250kVA  
3 phase power supply



Rooftop  
solar PV



6 EV charging  
points



VRF comfort cooling  
to the offices



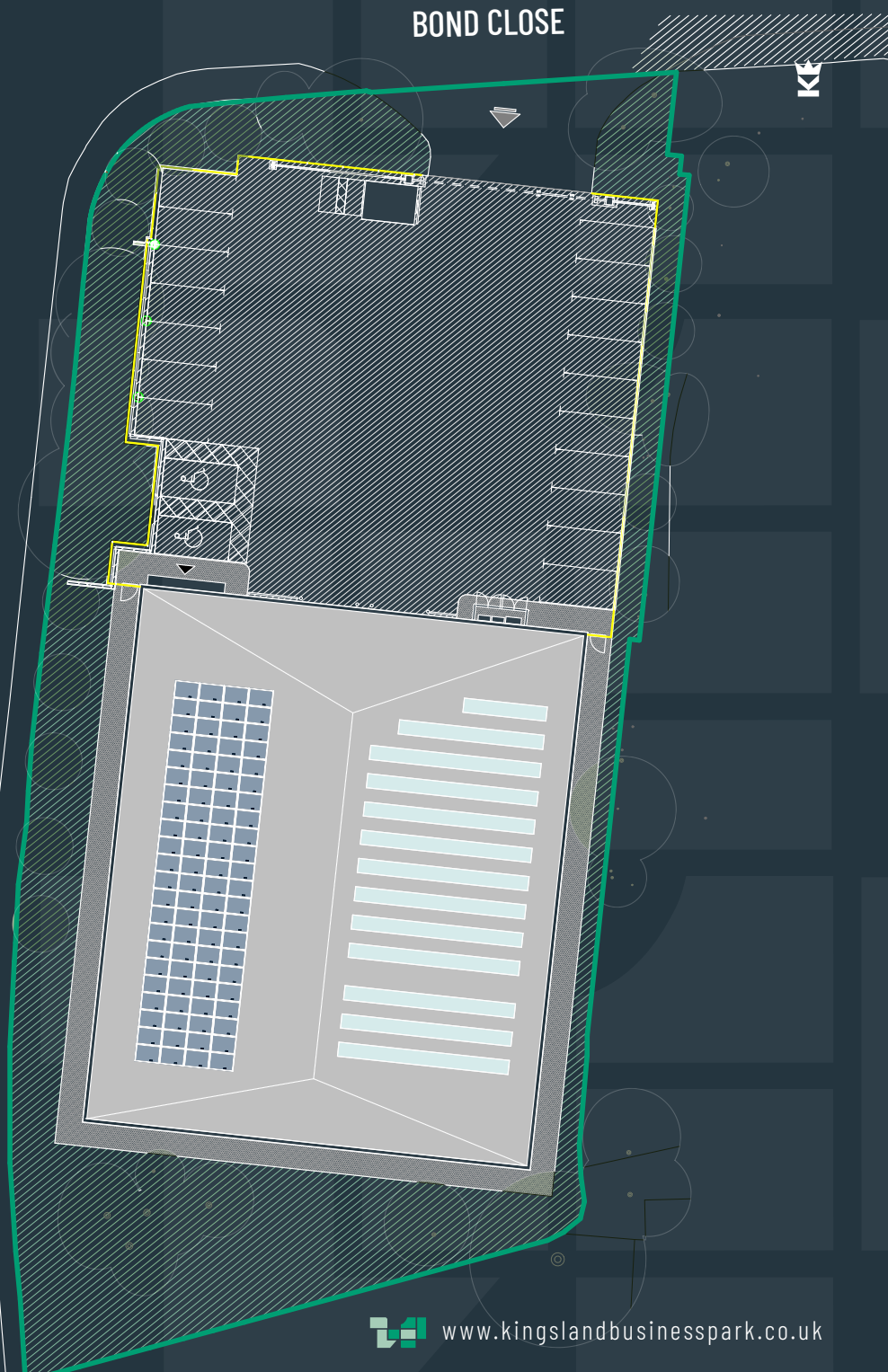
Cycle  
storage



EPC A+ &  
BREEAM Excellent  
(Target)

WADE ROAD

BOND CLOSE





## ACCOMMODATION

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

UNIT	SQ FT	SQ M
GROUND	12,557	1,167
FIRST	1,680	156
<b>TOTAL</b>	<b>14,237</b>	<b>1,323</b>





INDICATIVE IMAGE



CGI IMAGE



CGI IMAGE



CGI IMAGE

# 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



**020 7493 4933**  
property.jll.co.uk

**SARAH DOWNES**  
sarah.downes@jll.com  
07856 003 033

**OLIVER HOCKLEY**  
oliver.hockley@jll.com  
07704 687 459



**CURCHOD & CO**  
**01256 462222**  
curchodandco.com

**DAVID BOWEN**  
dbowen@curchodandco.com  
07836 544 565

**TOM NURTON**  
tnurton@curchodandco.com  
07741 551 255



**HOLLIS HOCKLEY**  
**01256 489800**  
hollishockley.co.uk

**NICK HARDIE**  
nick.hardie@hollishockley.co.uk  
07732 473 357

**RHODRI SHAW**  
rhodri.shaw@hollishockley.co.uk  
07768 448 211



[www.kingslandbusinesspark.co.uk](http://www.kingslandbusinesspark.co.uk)

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through JLL, Curchod & Co and Hollis Hockley. APRIL 2026.