

# UNIT 11

BILTON ROAD | 20,021 SQ FT

PRE-REFURBISHMENT IMAGE



Kingsland

BUSINESS PARK

MODERN INDUSTRIAL / WAREHOUSE UNIT | UNDER REFRUBISHMENT | AVAILABLE Q1 2026

INDICATIVE IMAGE

**UNIT 11**      **SQ FT**      **SQ M**

WAREHOUSE      18,396      1,709

OFFICES      1,625      151

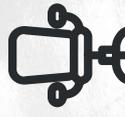
**TOTAL (GEA)**      **20,021**      **1,860**



**6.5m clear**  
internal height



**3x full height**  
electric operated  
loading doors



**Open plan**  
office space



**Column free**  
warehouse space



**Secure**  
gated yard



**3 phase**  
power supply



**Kitchen point &**  
**WC facilities**



**38 Car**  
Parking Spaces

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, Greggs, McDonalds and Subway.

	<b>MILES</b>	<b>MINS</b>
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

**RG24 8AH**



what3words:  
//successes,bunks,tricky

**M3 (J6)**



**BASINGSTOKE STATION**

**A339**

GRESLEY ROAD

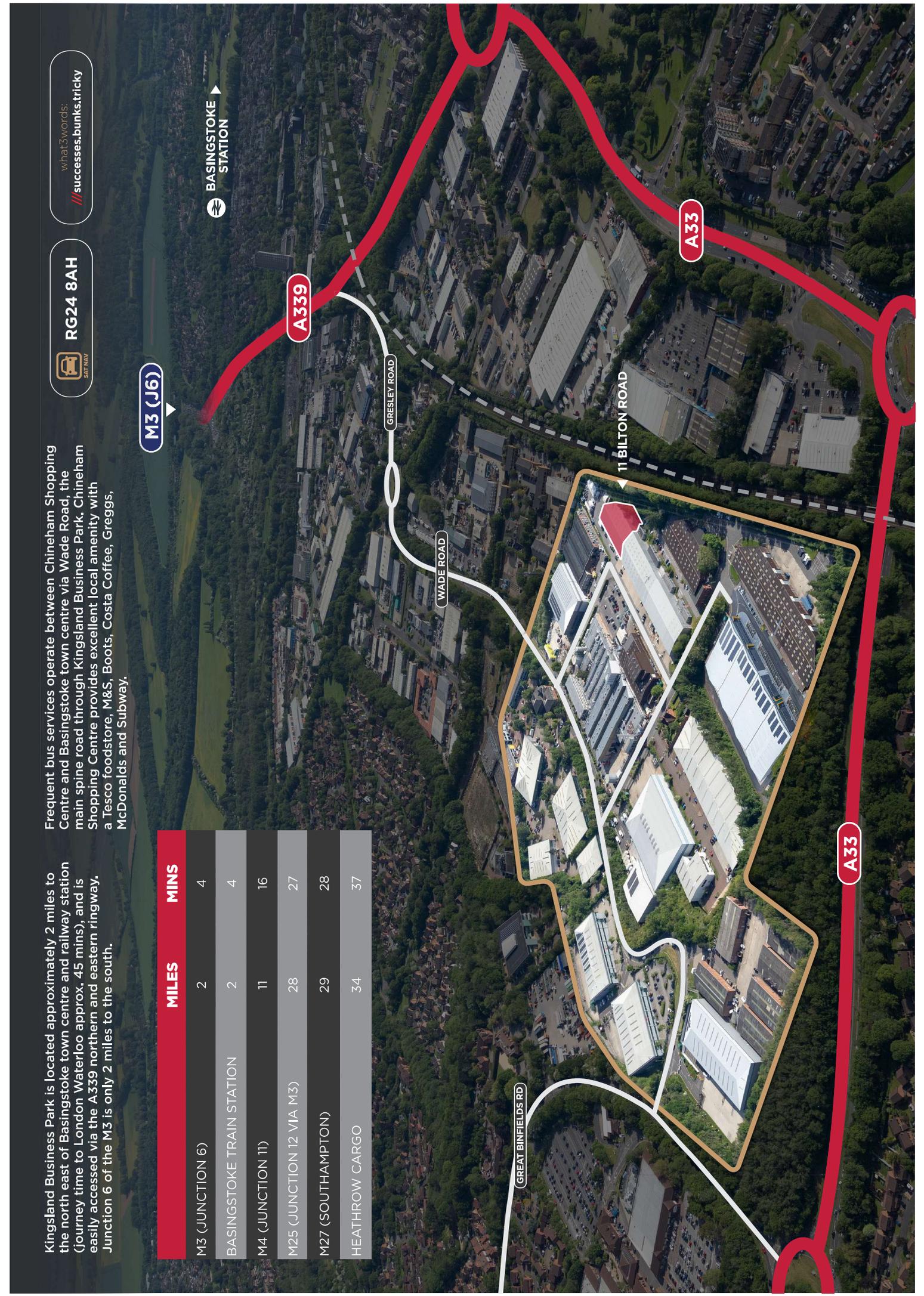
WADE ROAD

GREAT BINFIELDS RD

11 BILTON ROAD

**A33**

**A33**



## TERMS

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

PRE-REFURBISHMENT IMAGE



# ALL ENQUIRIES:

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



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