

AVAILABLE IMMEDIATELY

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TO LET

**2 NEW HIGH SPECIFICATION B2 / B8
INDUSTRIAL / WAREHOUSE UNITS**

LB 100 - 100,775 sq ft (9,362 sq m)

LB 23 - 23,296 sq ft (2,164 sq m)

SAT NAV: RG24 8HS

OVERVIEW

Located in a prime industrial location, Leftfield Basingstoke comprises 2 new high specification industrial/warehouse units, designed for occupiers looking for best in class accommodation with strong ESG credentials.

Leftfield Basingstoke benefits from being extremely well connected locally, regionally and nationally with J6 of the M3 being only 3 miles away and Basingstoke Town Centre 3.9 miles.



NEARBY OCCUPIERS

Sainsbury's
Distribution Centre

Yusen Logistics

SHURGARD

dpd

XPO

GIST



**FUTURE PROOF
BREEAM
'EXCELLENT'
EPC A RATING**



**ESTABLISHED LOCATION
ALONGSIDE CHINEHAM
BUSINESS PARK**



**OVER 7,500 LOCAL
WORKFORCE EMPLOYED
ACROSS MANUFACTURING
AND LOGISTICS SECTORS**

ACCOMMODATION/SPECIFICATION

↑ ↓
12.5m
Eaves Height

🔒
Secure
Self-Contained
Yard

📏
50.0m Max
Yard Depth

🪑
First Floor
Offices

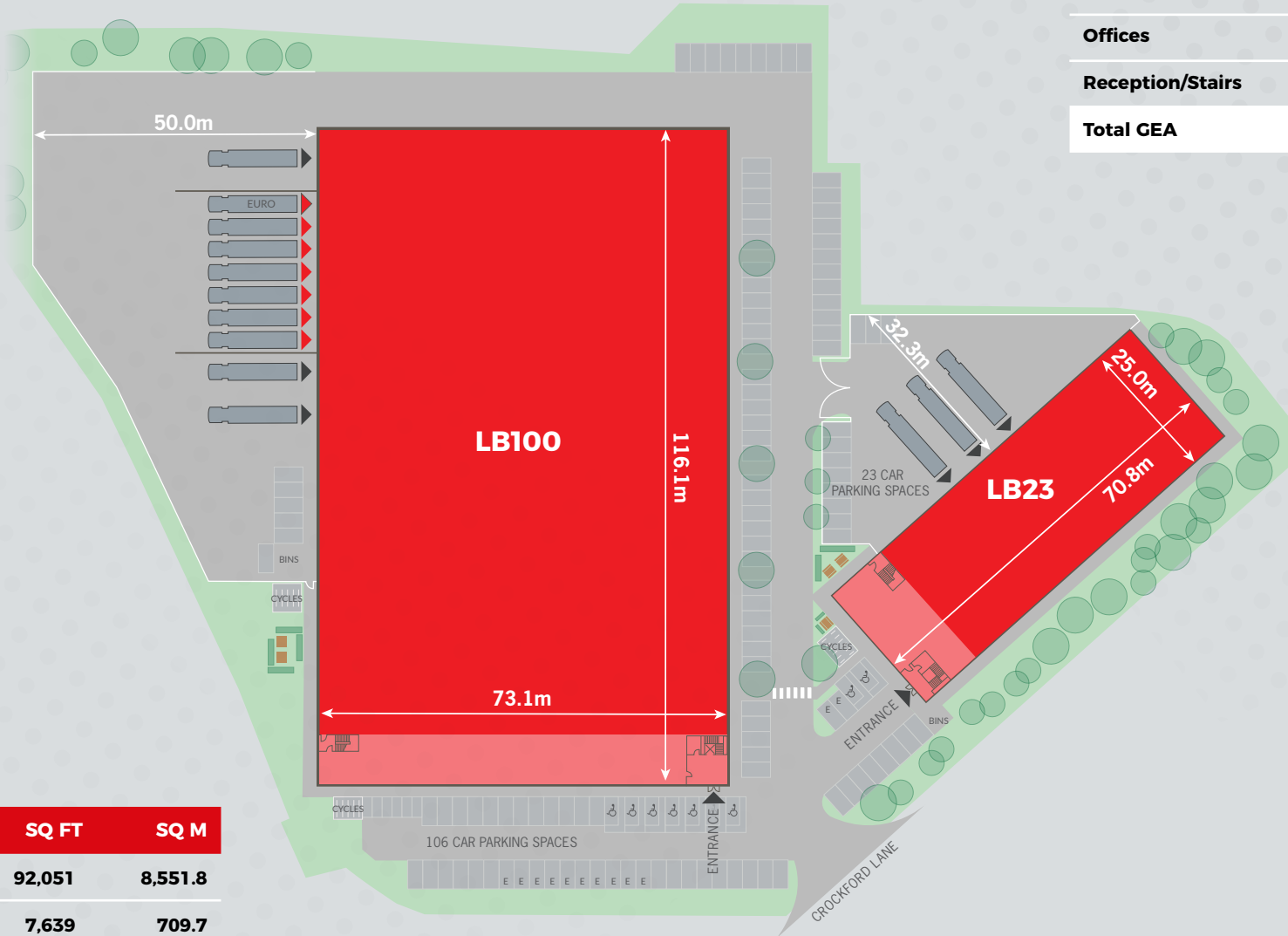
🚪
7 Dock Level
Loading Doors
(1 Euro Door)

🚪
3 Level Access
Loading Doors

📦
50 Kn/M²
Floor Loading
Capacity

⚡
500 kVA
Power Supply

LB100	SQ FT	SQ M
Warehouse	92,051	8,551.8
Offices	7,639	709.7
Reception/Stairs	1,085	100.8
Total GEA	100,775	9,362.3



LB23	SQ FT	SQ M
Warehouse	19,155	1,779.6
Offices	3,386	314.6
Reception/Stairs	755	70.1
Total GEA	23,296	2,164.3

↑ ↓
8.0m
Eaves Height

🔒
Secure
Self-Contained
Yard

📏
32.3m Max
Yard Depth

🪑
First Floor
Offices

🚪
3 Level Access
Loading Doors

📦
50 Kn/M²
Floor Loading
Capacity

⚡
290 kVA
Power Supply

SUSTAINABILITY



20% EV Charging to Each Unit
EV Ducting to All Car Parking Spaces



BREEAM 'Excellent'



EPC A+



10% of Daylight Roof Panels



Positive Biodiversity Net Gain



Net Zero Carbon Ready



Building Energy Monitoring System Installed as Standard



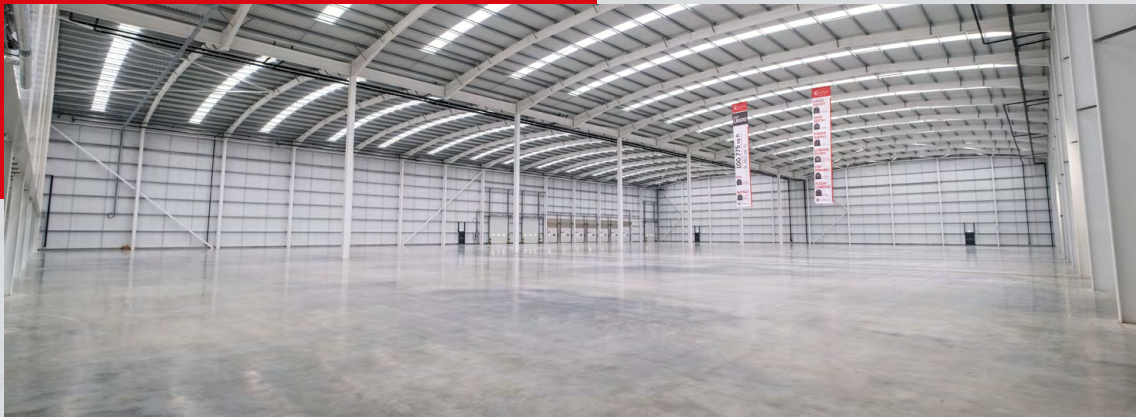
Air Source Heat Pumps to Office Accommodation

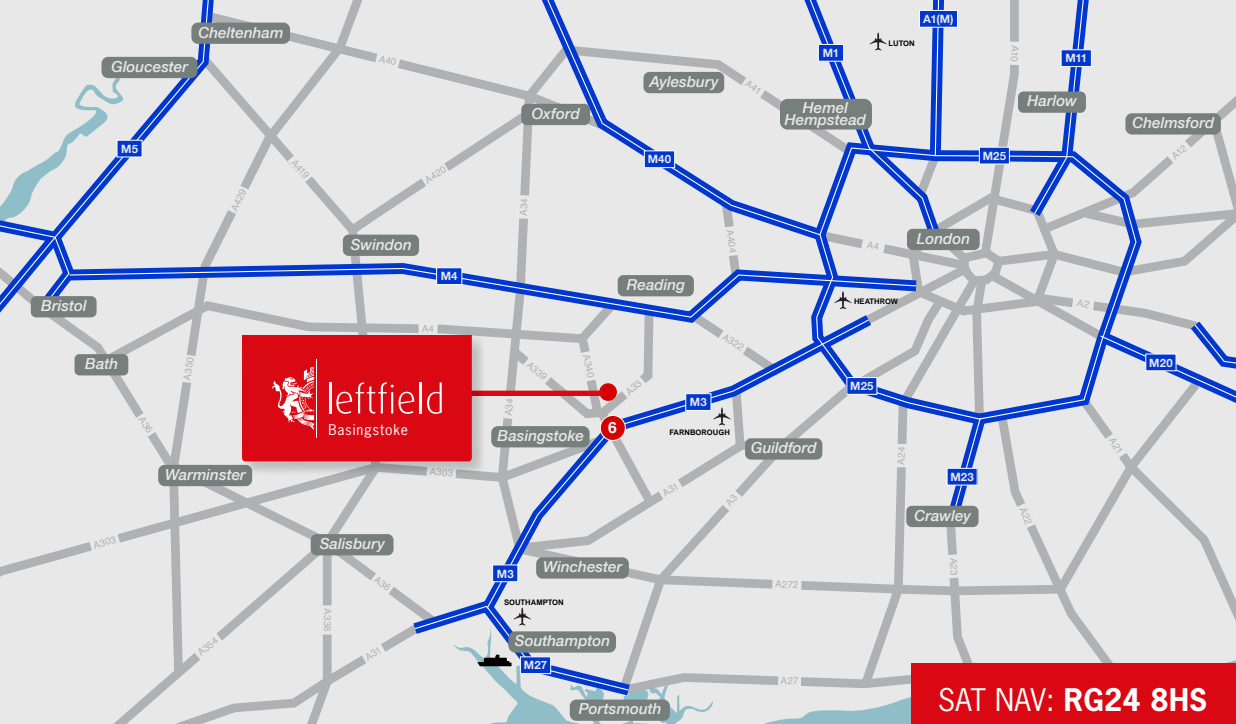


PV Panels



Bicycle Spaces





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LOCATION

Leftfield Basingstoke is accessed via Crockford Lane at its interchange with the A33 providing excellent connections to Reading and the M4. With links to the national motorway network via Junction 6 of the M3 only 3 miles away, the site has fantastic connectivity to London and the M25 to the east, Southampton and the M27 to the south.

DESTINATIONS	DISTANCE	JOURNEY
A33	2 MILES	6 MINS
M3 J6	3 MILES	7 MINS
READING	15 MILES	34 MINS
M25	29 MILES	36 MINS
SOUTHAMPTON	33 MILES	50 MINS
LONDON	50 MILES	1 HR 10 MINS
AIRPORTS	DISTANCE	JOURNEY
HEATHROW	35 MILES	35 MINS
GATWICK	50 MILES	1 HR 5 MINS
PORTS	DISTANCE	JOURNEY
SOUTHAMPTON	34 MILES	45 MINS
PORTSMOUTH	50 MILES	55 MINS

TERMS

The units are available on a new Full Repairing and Insuring lease, for a term of years to be agreed. Further information is available on request.

EPC

The buildings have an energy performance rating of A.

PLANNING

The site has planning for B2 and B8 uses.

VAT

VAT is applicable.



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