INDUSTRIAL/WAREHOUSE TO LET

3SR

25,460 SQ FT

READY
Q4 2026

3 STEWART ROAD, KINGSLAND BUSINESS PARK, BASINGSTOKE, RG24 8AH

PROPERTY

3SR comprises a detached, self-contained, modern distribution / production building at the heart of Kingsland Business Park. The unit has a large secure yard and 2 roller shutter doors into the warehouse. The unit is currently undergoing extensive refurbishment and will be available Q4 2026.



INDICATIVE CGI IMAGE

SPECIFICATIONS & ESG

6.0m min
clear internal height

2 ground level
loading doors

50KN/m²
floor loading

Secure service
yard

Office
accommodation

16 parking
spaces

Up to 200kVA
3 phase power supply

Rooftop
solar PV

5 EV charging
points

VRF comfort cooling
to the offices

Cycle
shelters

EPC
A+



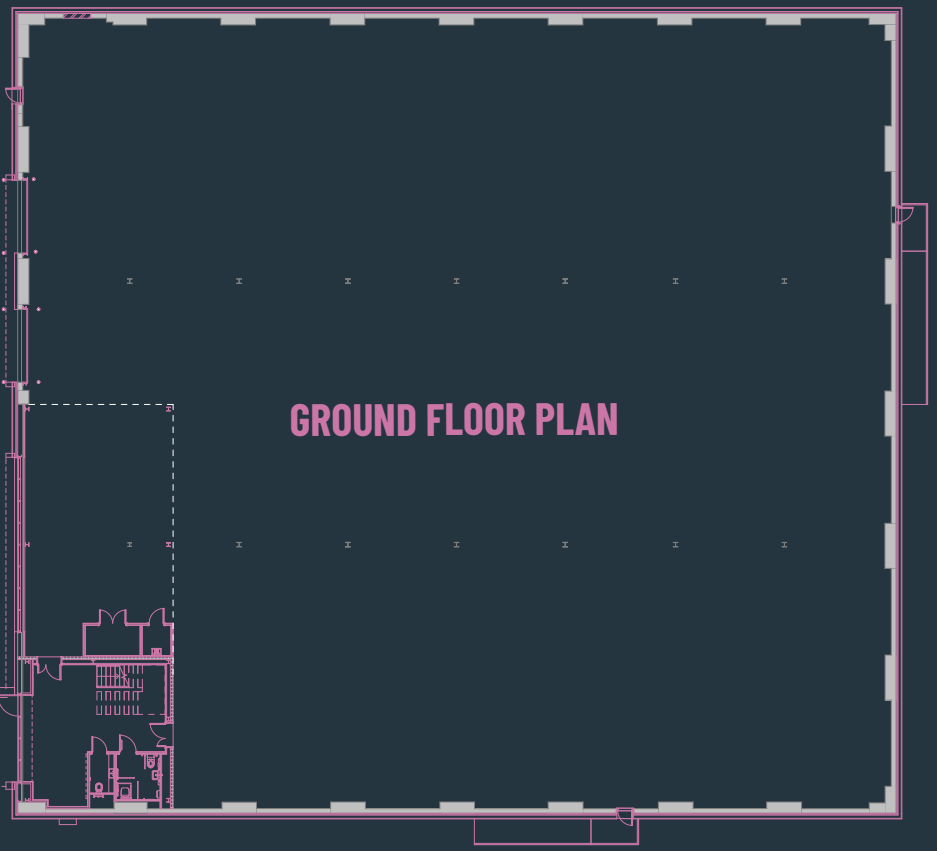


INDICATIVE CGI IMAGE

ACCOMMODATION

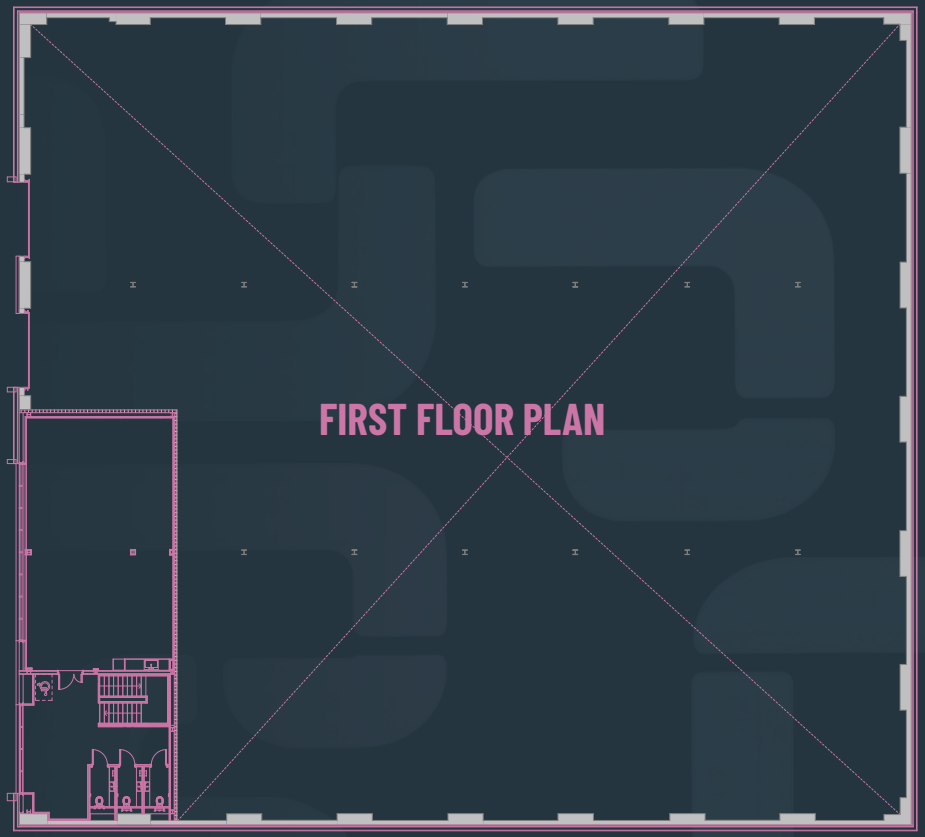
All floor areas are provided on a Gross External Area (GEA) basis.

UNIT	SQ FT	SQ M
GROUND FLOOR WAREHOUSE & OFFICE	23,323	2,167
FIRST FLOOR OFFICE	2,137	198
TOTAL	**25,460**	**2,365**


GROUND FLOOR PLAN


INDICATIVE
CGI IMAGE
WALL MOUNTED SIGNAGE


INDICATIVE
CGI IMAGE


FIRST FLOOR PLAN



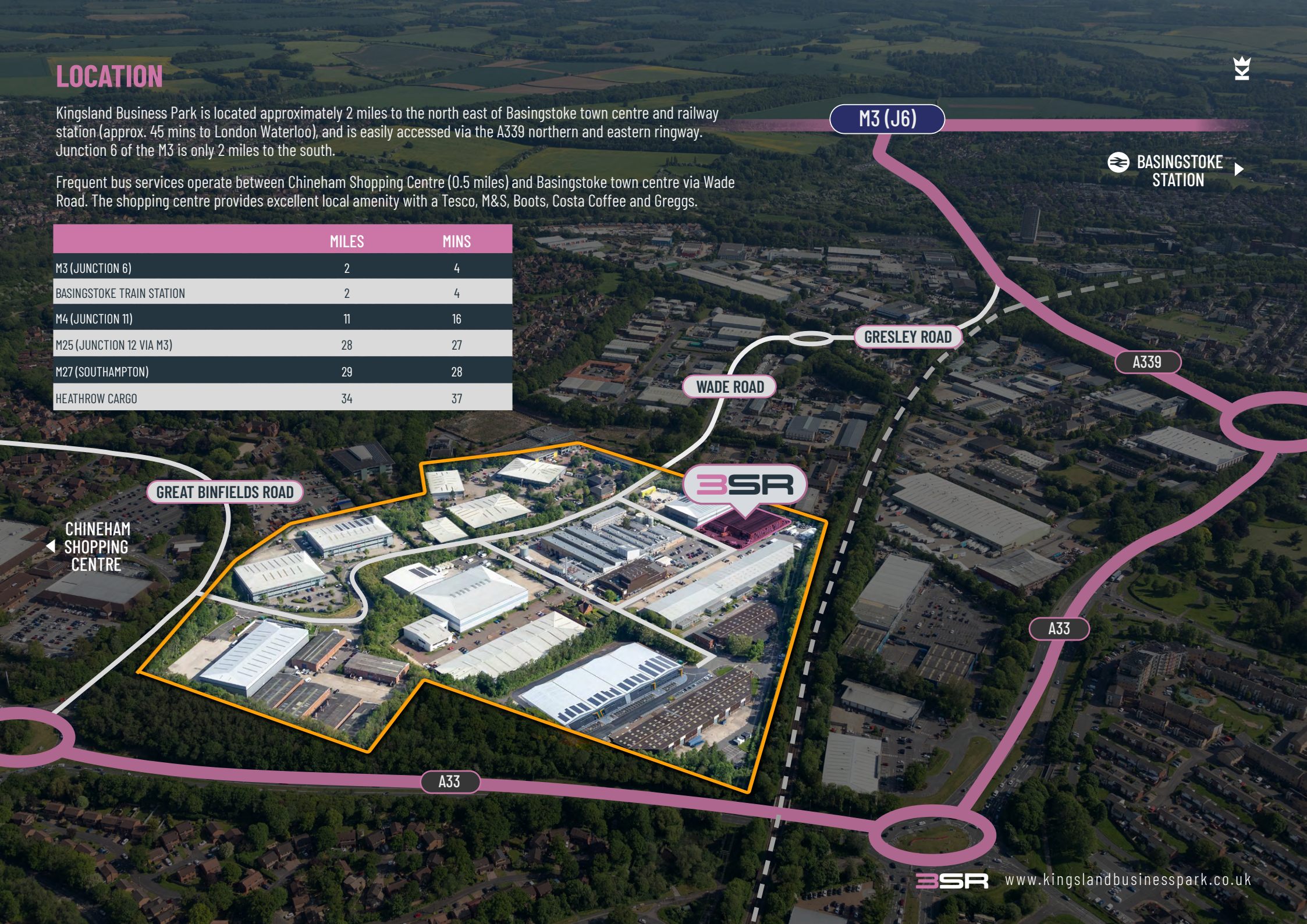
INDICATIVE CGI IMAGE

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

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3SR

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