

AVAILABLE  
Q1 2026

H45

TO LET  
NEW WAREHOUSE/  
INDUSTRIAL UNIT

GRAFTON WAY  
WEST HAM INDUSTRIAL ESTATE  
BASINGSTOKE RG22 6HY

45,020 SQ FT (4,184 SQ M)

[H45BASINGSTOKE.CO.UK](http://H45BASINGSTOKE.CO.UK)



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WEST HAM INDUSTRIAL ESTATE  
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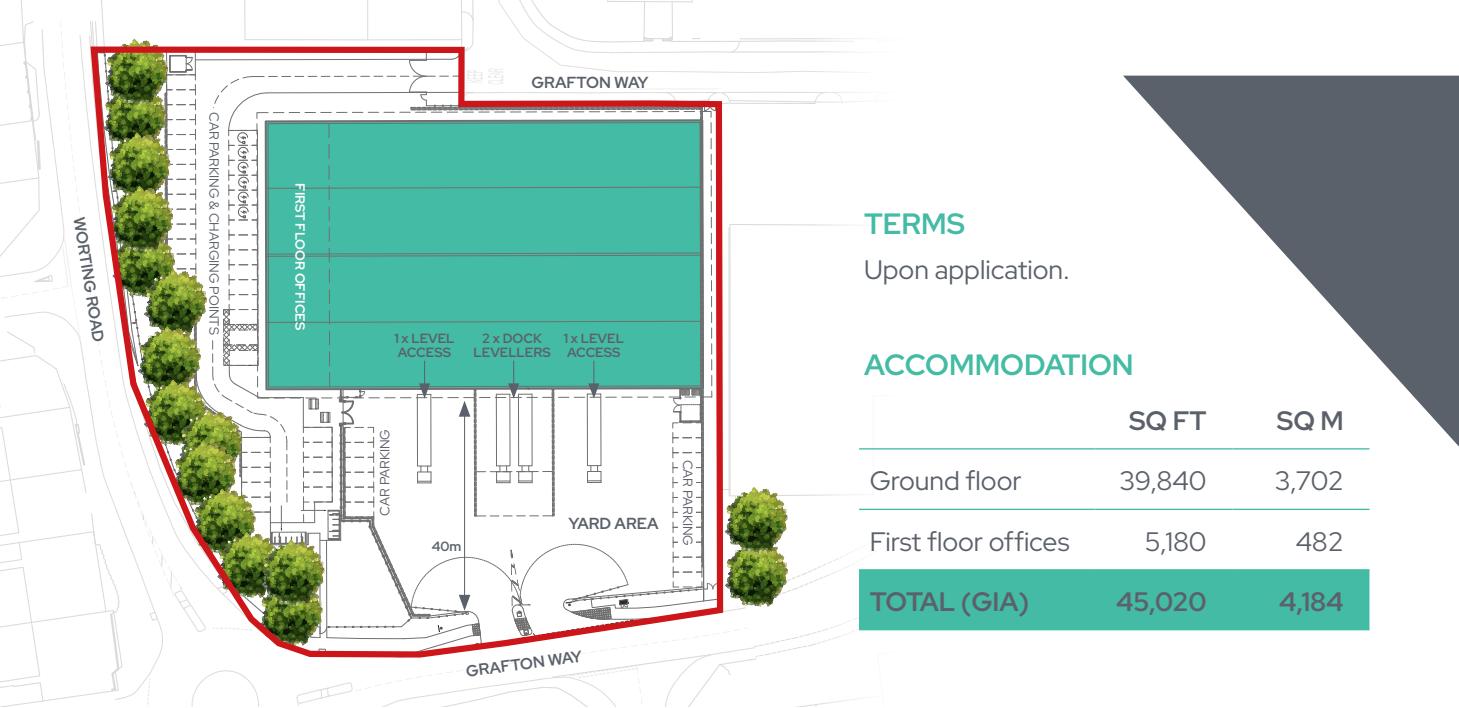
## DESCRIPTION

H45 Grafton Way will provide a brand-new warehouse/factory facility. It will be built particularly with environmental considerations taken into account, with the benefit of 10m haunch height, 2 level access doors and 2 dock leveller doors. There will be 56 car spaces and a secure yard with 40m depth.



EPC TARGET  
RATING A

BREEAM  
BREEAM  
'EXCELLENT'

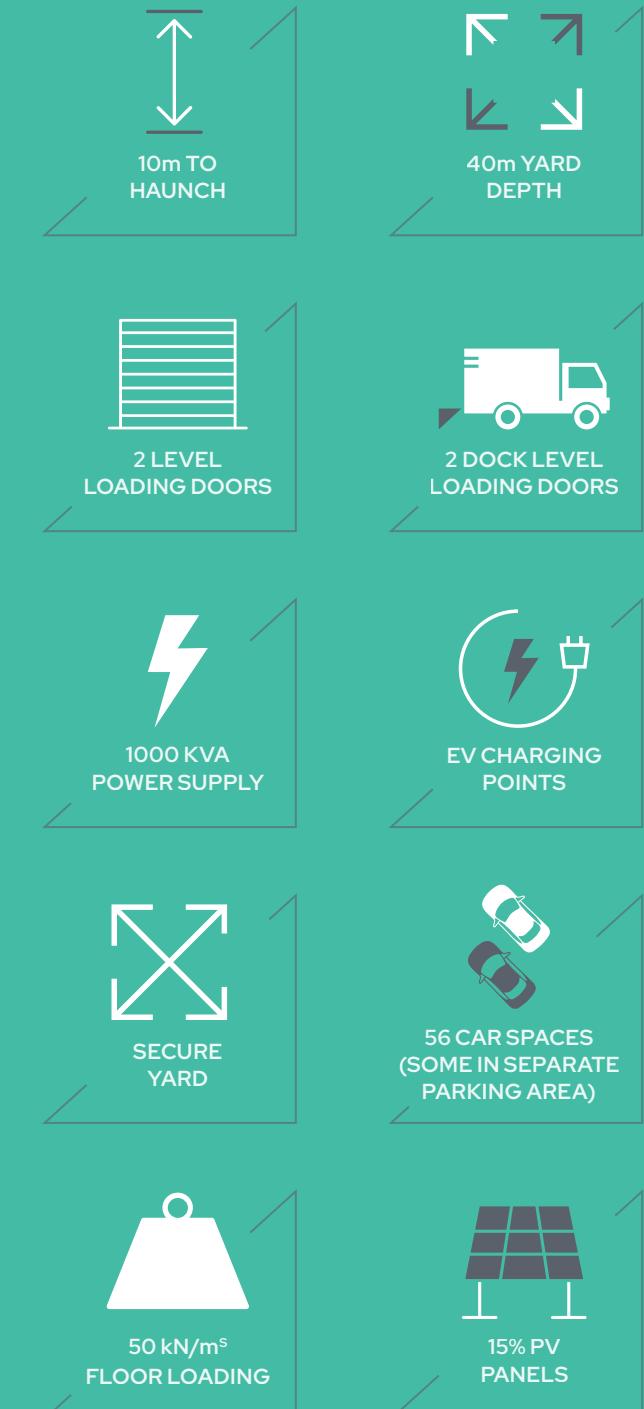


## TERMS

Upon application.

## ACCOMMODATION

	SQ FT	SQ M
Ground floor	39,840	3,702
First floor offices	5,180	482
<b>TOTAL (GIA)</b>	<b>45,020</b>	<b>4,184</b>





## FURTHER INFORMATION

Please contact the joint agents:



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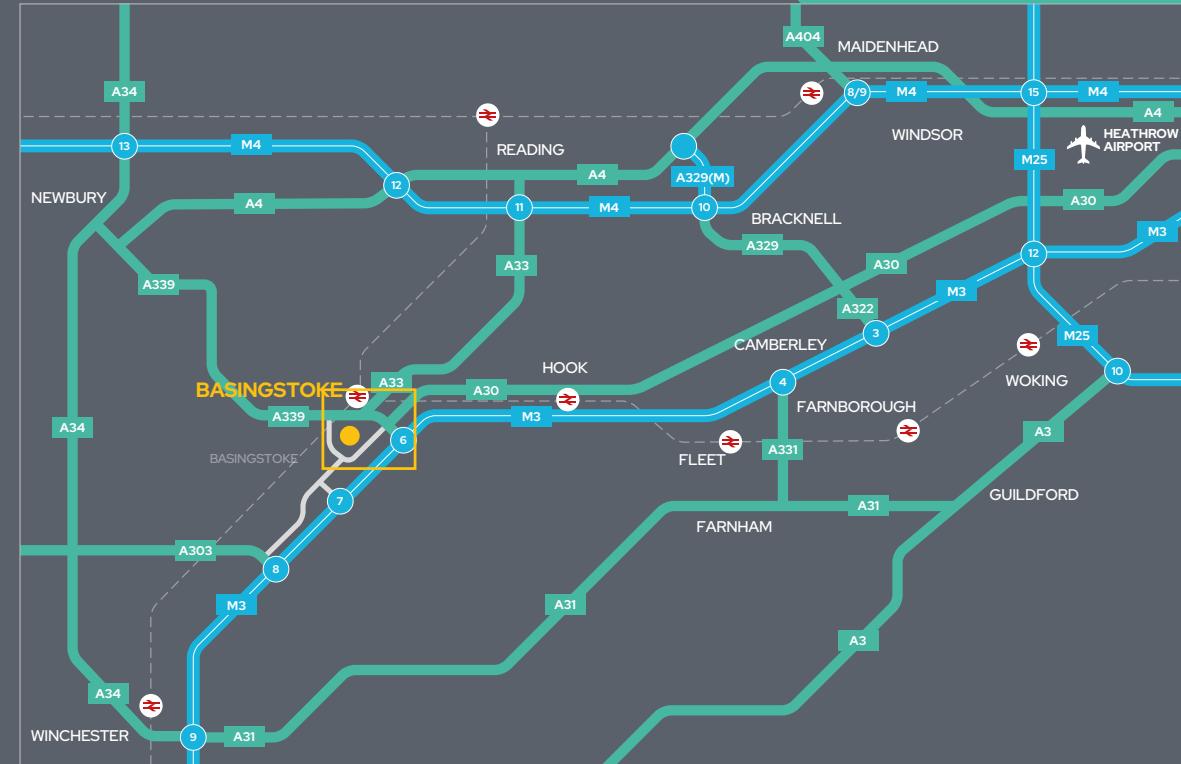
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## LOCATION

Basingstoke is a major centre for commerce and industry with a borough population of approximately 185,000. The town is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Grafton Way is situated to the west of Basingstoke with access directly from the Leisure Park roundabout, which itself is only a few minutes' drive from the ring road. It is therefore easily accessible to both junctions 6 & 7 of the M3 motorway and approximately 1½ miles from the town centre and station.

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**CBRE** Investment Management