

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)

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H45

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DESCRIPTION

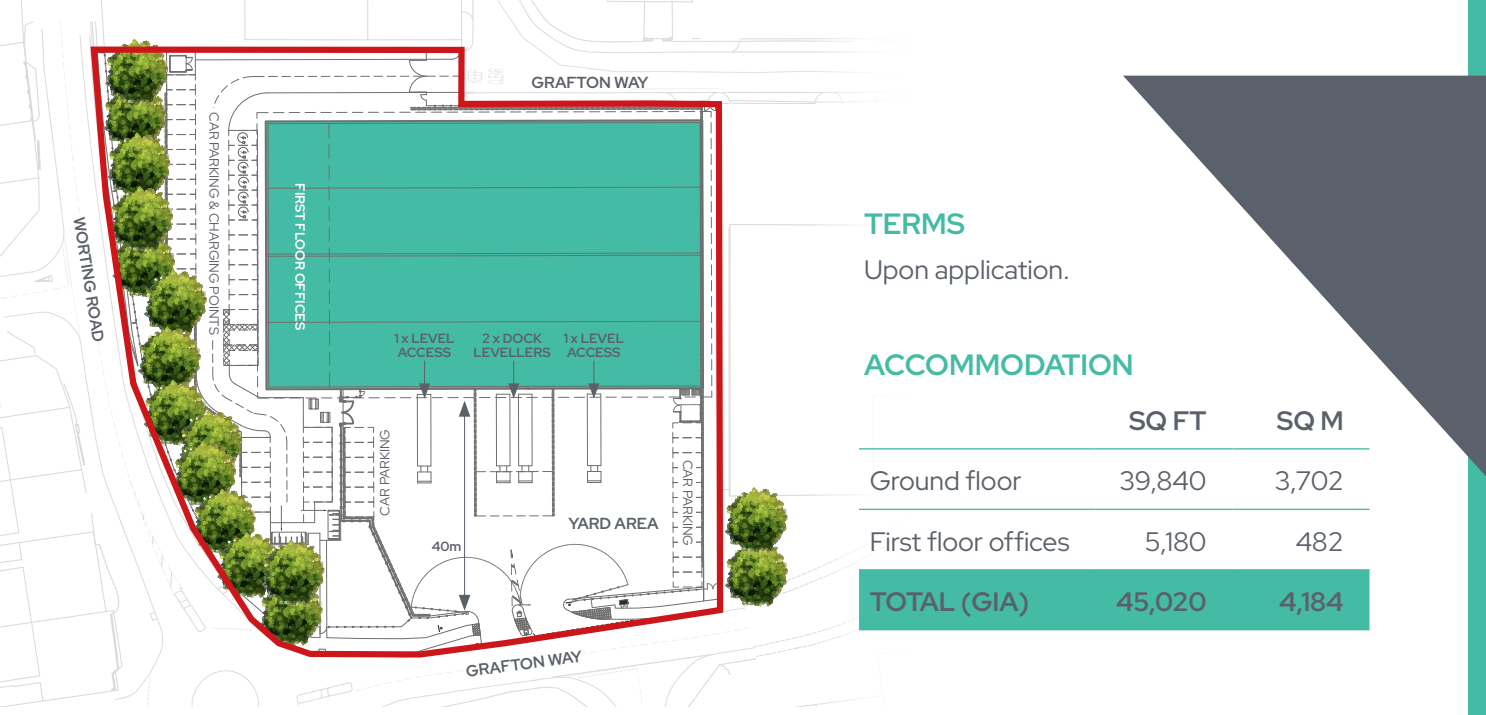
H45 Grafton Way will provide a brand-new warehouse/factory facility. It will be built particularly with environmental considerations taken into account, with the benefit of 10m haunch height, 2 level access doors and 2 dock leveller doors. There will be 56 car spaces and a secure yard with 40m depth.



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
TOTAL (GIA)	45,020	4,184



10m TO
HAUNCH



40m YARD
DEPTH



2 LEVEL
LOADING DOORS



2 DOCK LEVEL
LOADING DOORS



1000 KVA
POWER SUPPLY



EV CHARGING
POINTS



SECURE
YARD



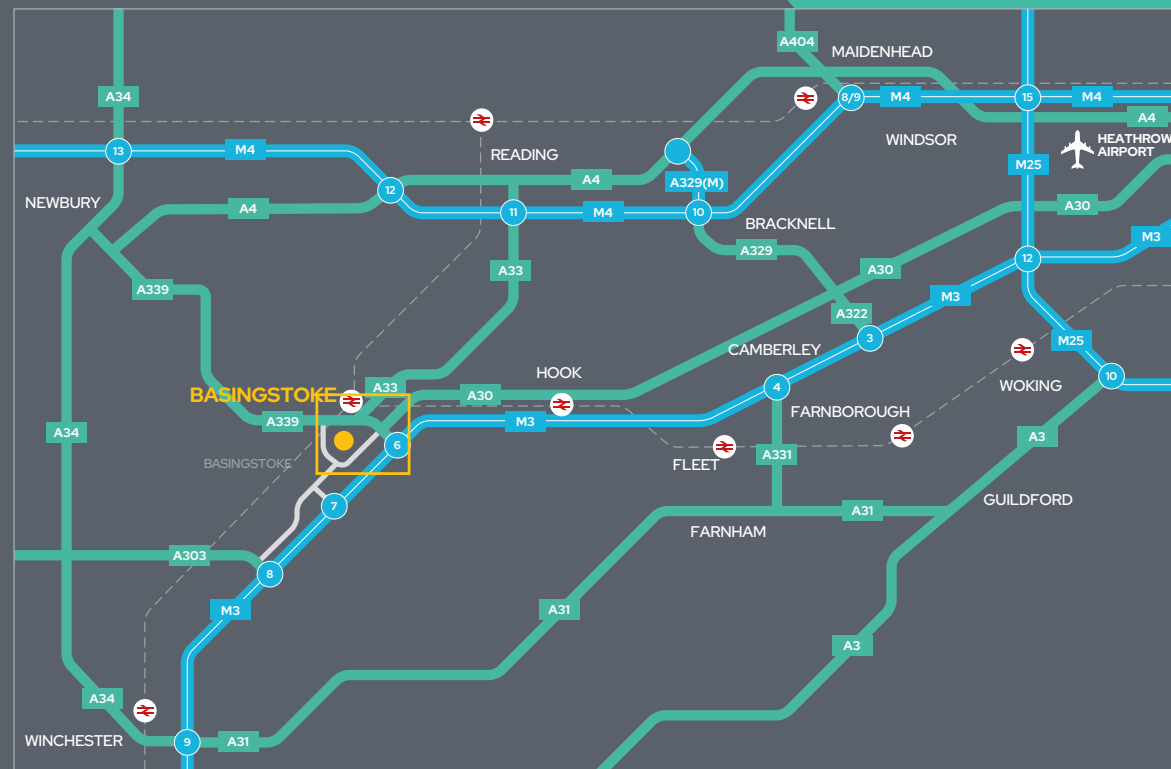
56 CAR SPACES
(SOME IN SEPARATE
PARKING AREA)



50 kN/m²
FLOOR LOADING



15% PV
PANELS



FURTHER INFORMATION

Please contact the joint agents:



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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