

THE iO CENTRE

BRUNEL ROAD, BASINGSTOKE RG21 6TZ

UNITS 7&8
11,544 SQ FT (1,072.5 SQ M)

WELL-CONNECTED TRADE COUNTER /
INDUSTRIAL WAREHOUSE UNIT TO LET

THE UNIT CAN BE SPLIT TO CREATE TWO SMALLER UNITS

1 KIA

2 CITY
PLUMBING

3 THE
BATHROOM
SHOWROOM

4 euro
CAR PARTS

5 BERRY BROS & RUDD

6 eurocell CROWN
DECORATING CENTRES

7 GREGGS

8 MORE!
Self Storage

9 Mercedes-Benz

10 KwikFit

11 CTD

12 PEUGEOT

13 Ford

14 JAGUAR LAND-ROVER

15 Sainsbury's



3.1 MILES TO J6 M3
& BASINGSTOKE TOWN CENTRE



TO A33,
M4 J11
& M3 J6

TO BE REFURBISHED
READY TO OCCUPY
Q3 2026



TO BE REFURBISHED



TO BE
REFURBISHED



APPROX 7M
CLEAR INTERNAL
HEIGHT



2 GROUND LEVEL
LOADING DOORS



138 KVA
POWER SUPPLY



NEW LED
LIGHTING TO BE
INSTALLED



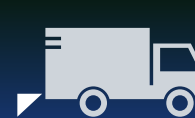
TARGET EPC
RATING B



FIRST FLOOR
OFFICES WITHIN
EACH UNIT



28 CAR PARKING
SPACES



PROMINENT TRADE
LOCATION WITHIN
THE ESTABLISHED
HOUNDMILLS
INDUSTRIAL AREA



UNIT CAN BE
TAKEN SEPARATELY
OR COMBINED

THE
io CENTRE

BRUNEL ROAD, BASINGSTOKE RG21 6TZ

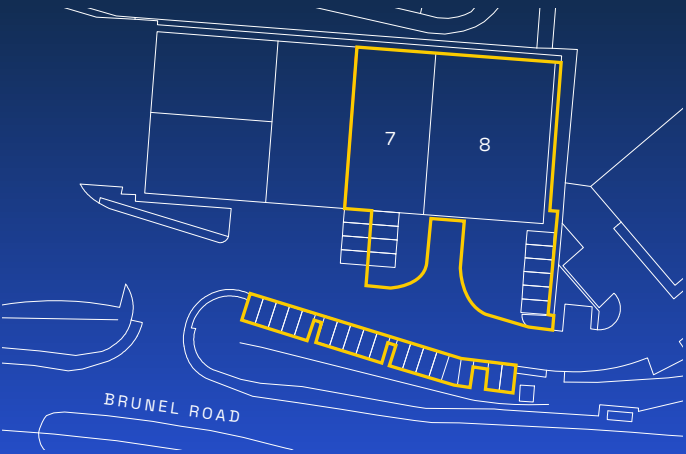
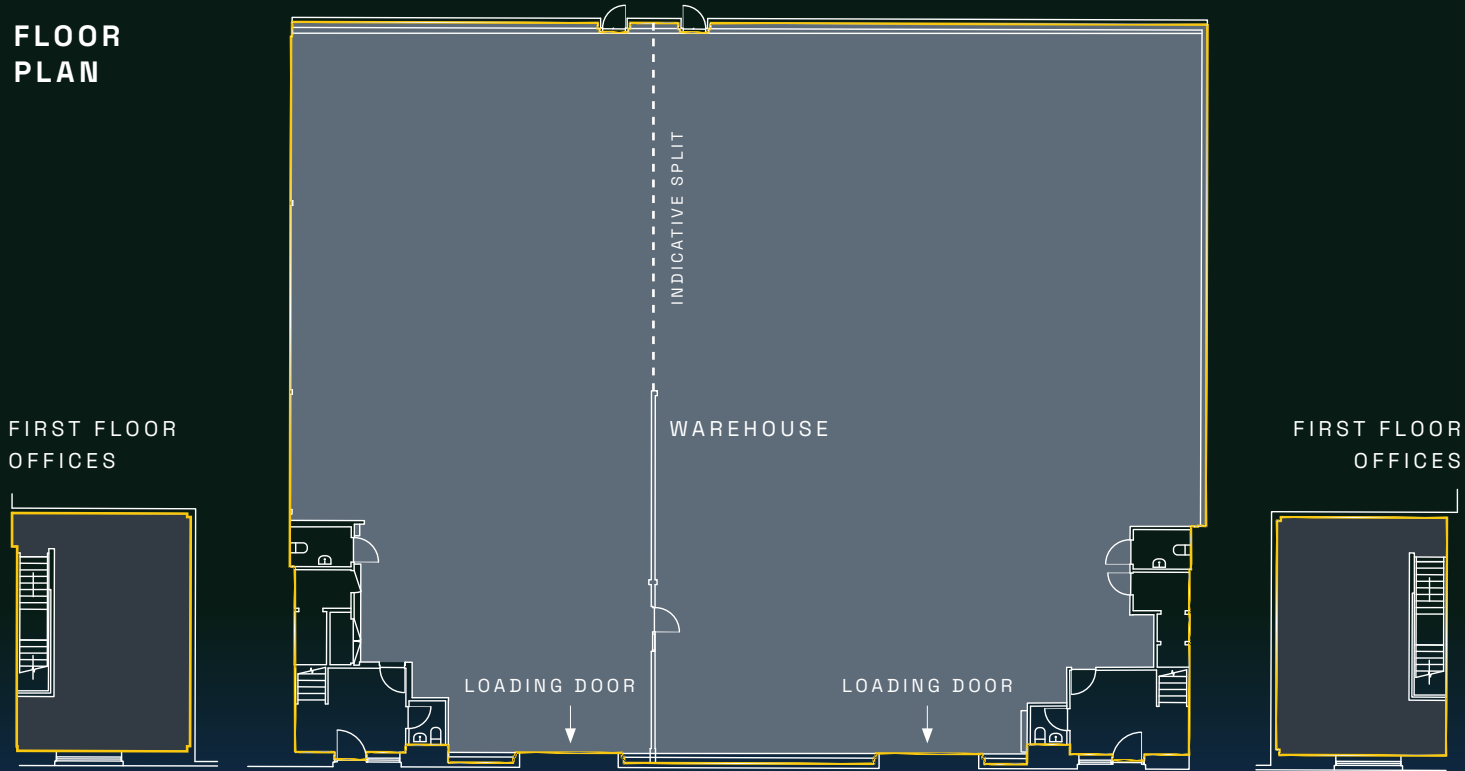
UNITS 7&8, THE IO CENTRE
IN BASINGSTOKE ARE DUE TO
UNDERGO A COMPREHENSIVE
REFURBISHMENT WITH
COMPLETION IN Q3 2026.

THE UNITS BENEFIT FROM
A PROMINENT ROADSIDE LOCATION
WITH 28 CAR PARKING SPACES.
THERE ARE 2 GROUND LEVEL
LOADING DOORS AND ANCILLARY
FIRST FLOOR OFFICES. THE UNIT
CAN BE SPLIT SUBJECT TO
NEGOTIATION.



TO BE REFURBISHED

FLOOR
PLAN



SITE PLAN

ACCOMMODATION (GIA)

UNIT 7	SQ FT	SQ M
First Floor Offices	660	61.3
Ground Floor Warehouse	3,743	347.7
Ground Floor Offices	354	32.9
TOTAL	4,757	441.9
UNIT 8	SQ FT	SQ M
First Floor Offices	629	58.5
Ground Floor Warehouse	5,803	539.1
Ground Floor Offices	355	33.0
TOTAL	6,787	630.6
COMBINED TOTAL	11,544	1,072.5



Located on the established Houndmills Industrial Estate, Units 7&8 The IO Centre benefit from quick access to Junction 6 of the M3, which is just 3.1 miles away, allowing occupiers to travel to London, Reading and the South Coast with ease.

The units are situated within an established trade location, with nearby occupiers including City Plumbing Supplies, The Bathroom Showroom, TLC Electrical, Starbucks and Greggs.



The units are available on a new Full Repairing and Insuring lease, direct from the Landlord. Quoting terms are available upon application.

Each party to bear their own legal costs.
Prices are quoted exclusive of VAT.

Hollis Hockley on their behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Hollis Hockley has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. June 2026.