



**Refurbished - Available Now**

  
**Kingsland**  
BUSINESS PARK

.....  
**BILTON**  
ROAD  
Basingstoke, RG24 8AH  
.....

**4,551 SQ FT**  
(422.8 SQ M)



| UNIT 8    | SQ FT | SQ M  | PARKING |
|-----------|-------|-------|---------|
| WAREHOUSE | 3,940 | 366.0 |         |
| OFFICES   | 611   | 56.8  |         |
| TOTAL     | 4,551 | 422.8 | 3       |

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

## LOCATION

Kingsland Business Park is located approximately 2 miles to the north east of Basingstoke town centre and railway station (journey time to London Waterloo approx. 45 mins), 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 and Basingstoke town centre via Wade Road, the main spine road through Kingsland Business Park. Chineham Shopping Centre provides excellent local amenity with a Tesco foodstore, M&S, Boots, Costa Coffee and Greggs.

## PROPERTY

Units 8 Bilton Road is a modern refurbished terrace unit of steel portal frame construction, with profiled metal cladding and ancillary offices with double glazed windows.

The unit benefits from a generous car parking ratio and dedicated service yard to the rear. The open plan offices are accessed via an entrance lobby and benefit from kitchenette and WC facilities. The warehouse area has a clear internal height of approximately 6.5m, and is entirely column free with extensive natural light via the roof lights. Full height loading doors provide access to the dedicated service yard.

Units 8 has been refurbished to a high standard and is now available.

## SPECIFICATION

### BUILDING



6.5m min  
clear internal  
height



Full height  
electrical  
loading doors



Floor loading  
30kN/m<sup>2</sup>



Air conditioned  
offices



Allocated  
parking spaces



3 phase  
power supply

### ESG FEATURES



Refurbished  
rooflights



EPC  
Rating B



Automatic meter  
reading technology



Electrical vehicle  
charging points



Sustainable travel  
encouraged



LED  
lighting



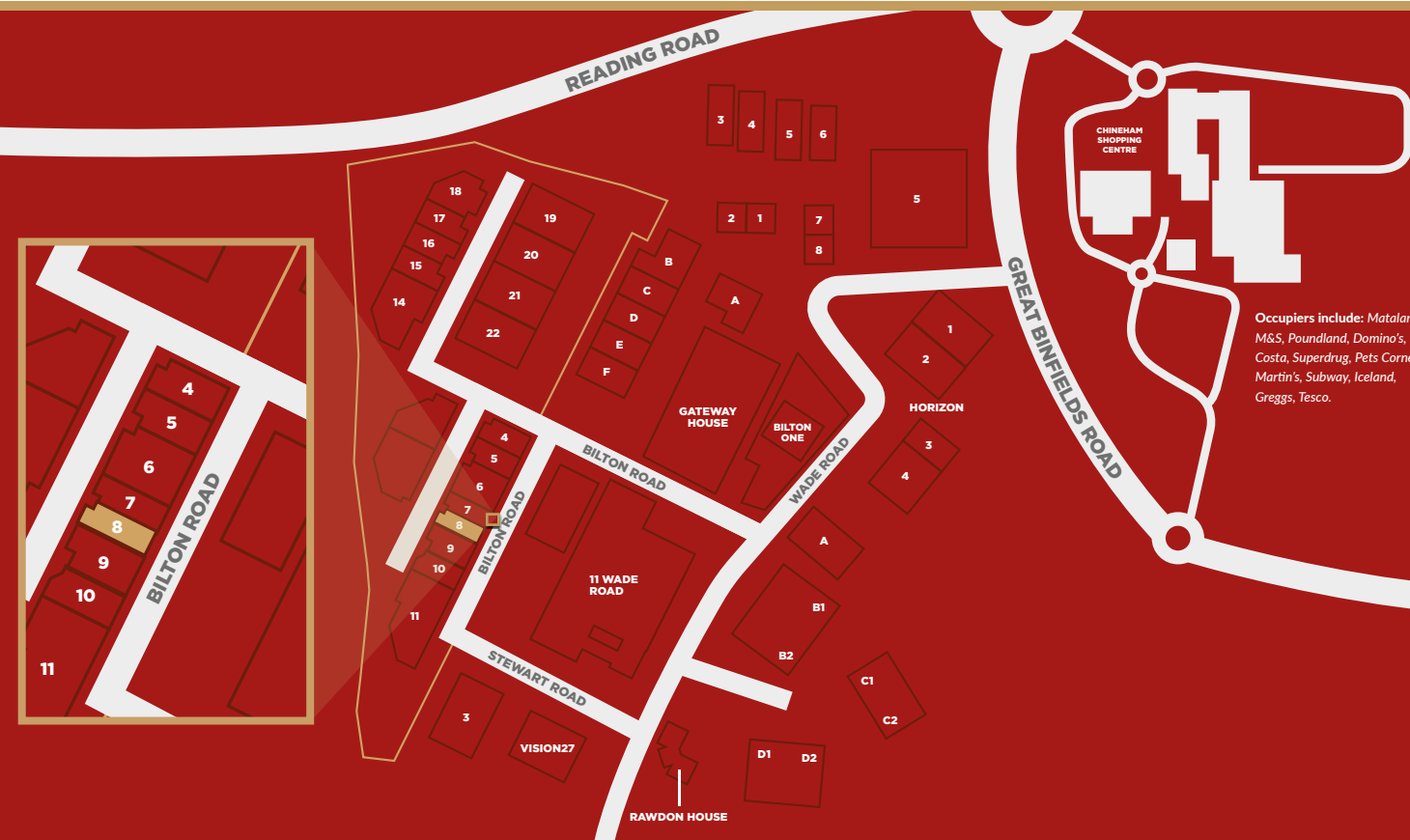
Responsibly sourced  
construction  
materials



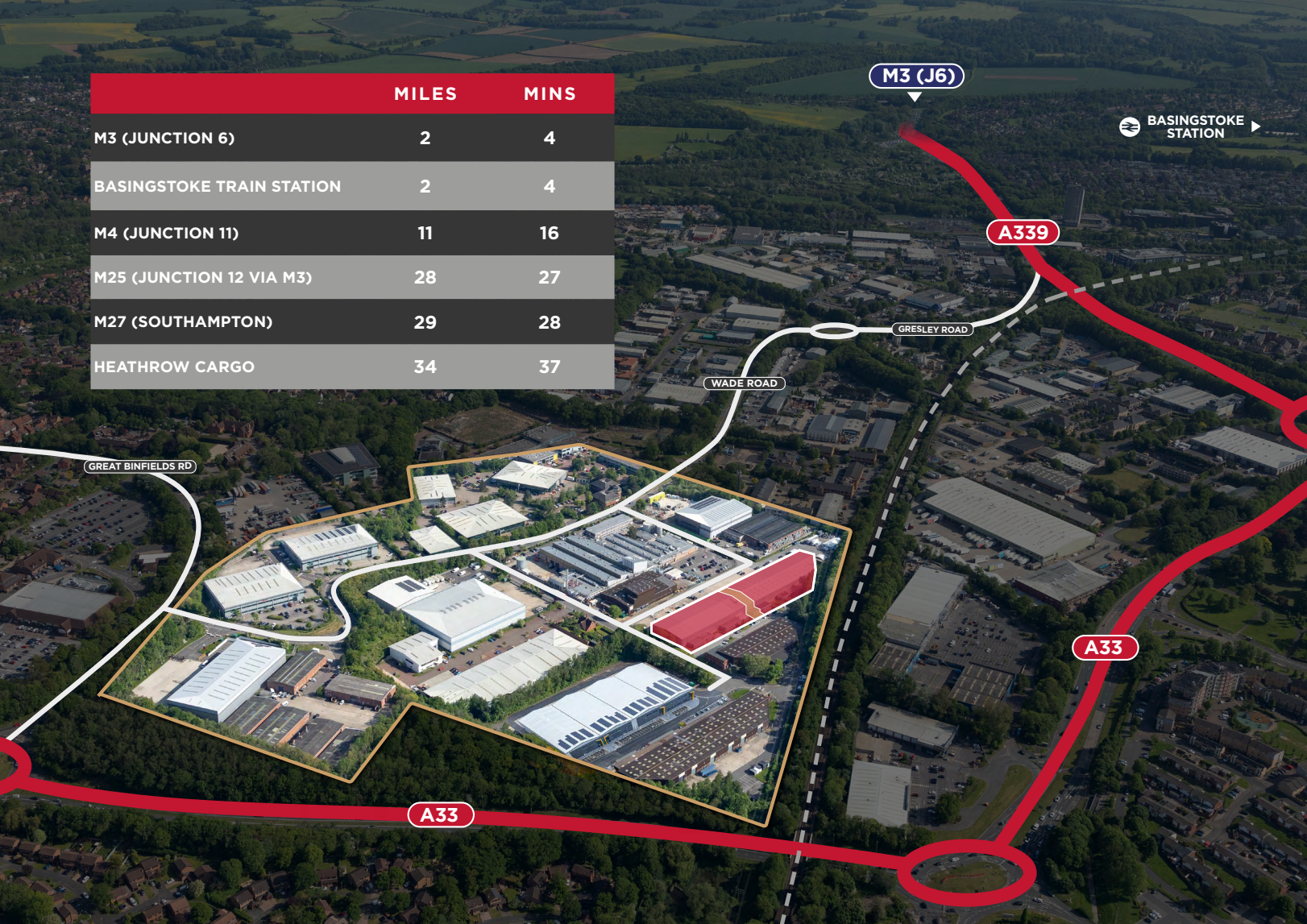
Reducing  
environmental  
impact



Help to meet  
Net Zero Carbon  
objectives



|                           | 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   |



ALL ENQUIRIES



**SARAH DOWNES**  
sarah.downes@jll.com

**OLIVER HOCKLEY**  
oliver.hockley@jll.com



**DAVID BOWEN**  
dbowen@curchodandco.com

**TOM NURTON**  
tnurton@curchodandco.com



**NICK HARDIE**  
nick.hardie@hollishockley.co.uk

**RHODRI SHAW**  
rhodri.shaw@hollishockley.co.uk

[www.kingslandbusinesspark.co.uk](http://www.kingslandbusinesspark.co.uk)

## TERMS

A new Full Repairing and Insuring Lease is available for a term to be agreed.  
The quoting rent is available on application.



Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through JLL, Curchod & Co and Hollis Hockley. OCTOBER 2025.