INDUSTRIAL/WAREHOUSE UNIT TO LET

FUSION29

29,105 SQ FT

READY
Q1 2027

FUSION29, KINGSLAND BUSINESS PARK, BASINGSTOKE, RG24 8NJ

PROPERTY

Fusion 29, located at Kingsland Business Park comprises a self-contained, detached, industrial/production unit with two storey office. The premises benefits from two roller shutter loading doors, served by an associated yard/loarding area to the rear.



CGI

www.kingslandbusinesspark.co.uk

SPECIFICATIONS

- 6.4m clear internal height
- 2x ground level loading doors
- 50KN/m² floor loading
- Column free warehouse space
- Associated yard/ loading area
- 250kVA power (with an ability to upgrade)
- Kitchen point & WC facilities
- Allocated car parking spaces
- Open plan office space
- VRF comfort cooling to the offices
- Targeting EPC A



The outline is currently for indictive purposes only. The exact outline to be confirmed before legals are instructed.

www.kingslandbusinesspark.co.uk


CGI

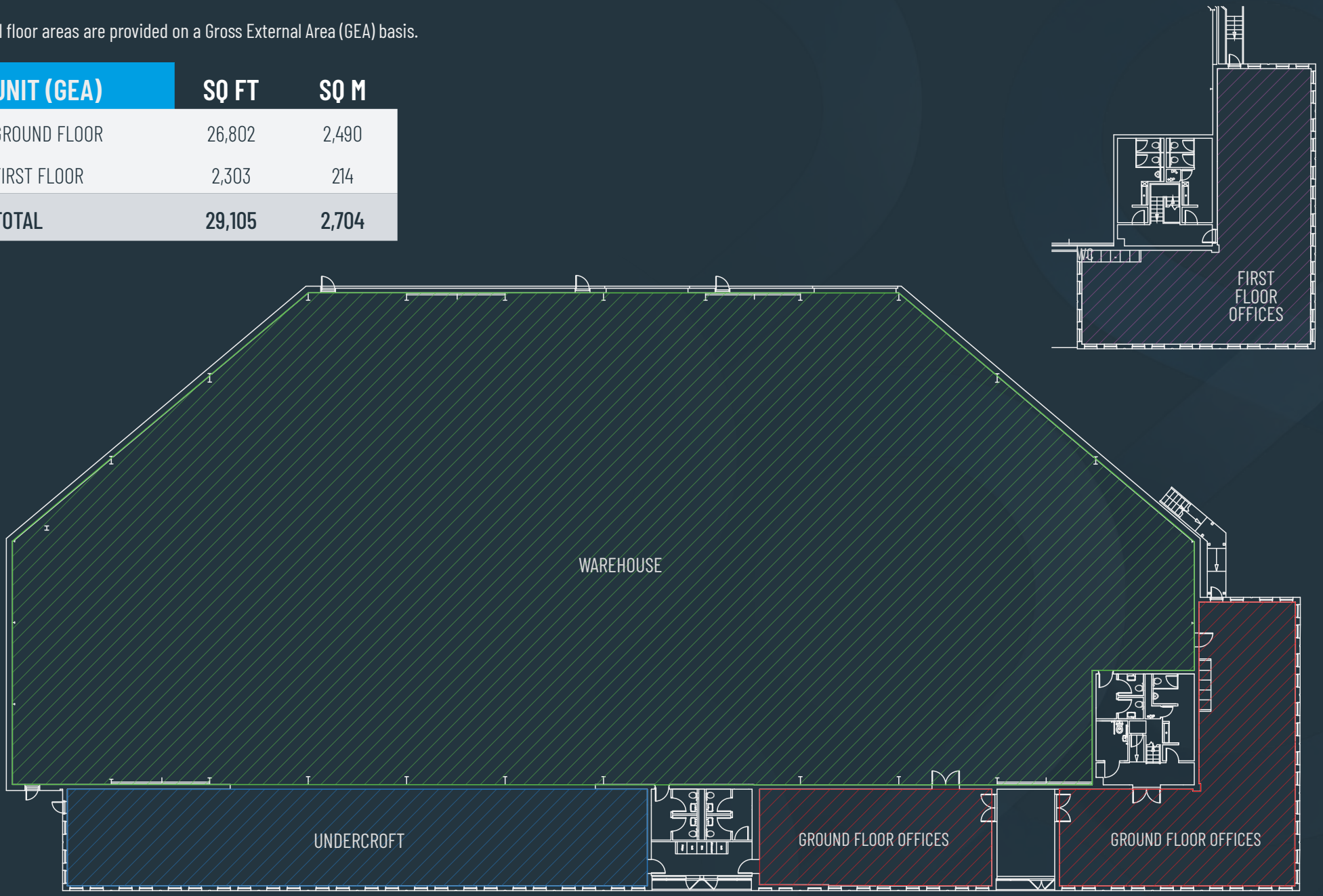

INDICATIVE


Kingsland Estate Office
BILTON ROAD
KINGSLAND BUSINESS PARK
www.kingslandbusinesspark.co.uk

ACCOMMODATION

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

UNIT (GEA)	SQ FT	SQ M
GROUND FLOOR	26,802	2,490
FIRST FLOOR	2,303	214
TOTAL	**29,105**	**2,704**



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

JLL
020 7493 4933
property.jll.co.uk

SARAH DOWNES
sarah.downes@jll.com
07856 003 033

OLIVER HOCKLEY
oliver.hockley@jll.com
07704 687 459

CURCHOD&CO
01256 462222
curchodandco.com

DAVID BOWEN
dbowen@curchodandco.com
07836 544 565

TOM NURTON
tnurton@curchodandco.com
07741 551 255

HOLLIS HOCKLEY
01256 489800
hollishockley.co.uk

NICK HARDIE
nick.hardie@hollishockley.co.uk
07732 473 357

RHODRI SHAW
rhodri.shaw@hollishockley.co.uk
07768 448 211

www.kingslandbusinesspark.co.uk

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