

UNIT 11

BILTON ROAD | 20,021 SQ FT



PRE-REFURBISHMENT IMAGE



Kingsland

BUSINESS PARK

MODERN INDUSTRIAL/WAREHOUSE UNIT | UNDER REFURBISHMENT | AVAILABLE Q1 2026

INDICATIVE IMAGE

UNIT 11	SQ FT	SQ M
WAREHOUSE	18,396	1,709
OFFICES	1,625	151
TOTAL (GEA)	20,021	1,860



6.5m clear
internal height



3x full height
electric operated
loading doors



Open plan
office space



Column free
warehouse space



Secure
gated yard



3 phase
power supply



Kitchen point &
WC facilities



38 Car
Parking Spaces

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, Greggs, McDonalds and Subway.



	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



A33

A33

A339

M3 (J6)

BASINGSTOKE STATION

GRESLEY ROAD

WADE ROAD

GREAT BINFIELDS RD

11 BILTON ROAD

TERMS

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

PRE-REFURBISHMENT IMAGE



ALL ENQUIRIES:

www.kingslandbusinesspark.co.uk



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