



3 Stewart Road, Kingsland Business Park, Basingstoke, RG24 8AH

To Let
Industrial / Warehouse To Let



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Summary

- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Joint Agents



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Description

3SR comprises a detached, self-contained, modern distribution / production building at the heart of Kingsland Business Park. The unit has a large secure yard and 2 roller shutter doors into the warehouse. The unit is currently undergoing extensive refurbishment and will be available Q4 2026.

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.

Accommodation

Description	sq ft	sq m
Ground Floor Warehouse	22,685	2,107.51
Ground Floor Office	799	74.23
First Floor Office	2,149	199.65
Total	25,633	2,381.39



Specifications

- 6m min clear internal height
- 2 ground level loading doors
- 50kN/m2 floor loading
- Secure service yard
- Office accommodation
- 16 parking spaces
- 5 EV charging points

Terms

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

Connections

M3 (Junction 6) - 2 miles - 4 minutes
Basingstoke Train Station - 2 miles - 4 minutes
M4 (Junction 11) - 11 miles - 16 minutes
M25 (Junction 12 Via M3) - 28 miles - 27 minutes
M27 (Southampton) - 29 miles - 28 minutes
Heathrow Cargo - 34 miles - 37 minutes