

UNDER CONSTRUCTION
SCHEDULED COMPLETION Q1 2026



TO LET

**2 NEW HIGH SPECIFICATION B2 / B8
INDUSTRIAL / WAREHOUSE UNITS**

LB 100 - 100,555 sq ft (9,342 sq m)

LB 23 - 23,275 sq ft (2,162 sq m)

SAT NAV: RG24 8HS

OVERVIEW

Located in a prime industrial location, Leftfield Basingstoke will comprise 2 new high specification industrial/warehouse units, designed for occupiers looking for best in class accommodation with strong ESG credentials. Completion is anticipated within Q1 2026.

Leftfield Basingstoke benefits from being extremely well connected locally, regionally and nationally with J6 of the M3 being only 3 miles away and Basingstoke Town Centre 3.9 miles.

NEARBY OCCUPIERS

Sainsbury's
Distribution Centre

Yusen Logistics

SHURGARD

dpd



XPO



ON-SITE NOW AND
AVAILABLE Q1 2026



GRADE A
SPECIFICATION



ESTABLISHED LOCATION
ALONGSIDE CHINEHAM
BUSINESS PARK



OVER 7,500 LOCAL
WORKFORCE EMPLOYED
ACROSS MANUFACTURING
AND LOGISTICS SECTORS

ACCOMMODATION/SPECIFICATION



12.5m
Eaves Height



Secure
Self-Contained
Yard



50.0m Max
Yard Depth



First Floor
Offices



7 Dock Level
Loading Doors
(1 Euro Door)



3 Level Access
Loading Doors

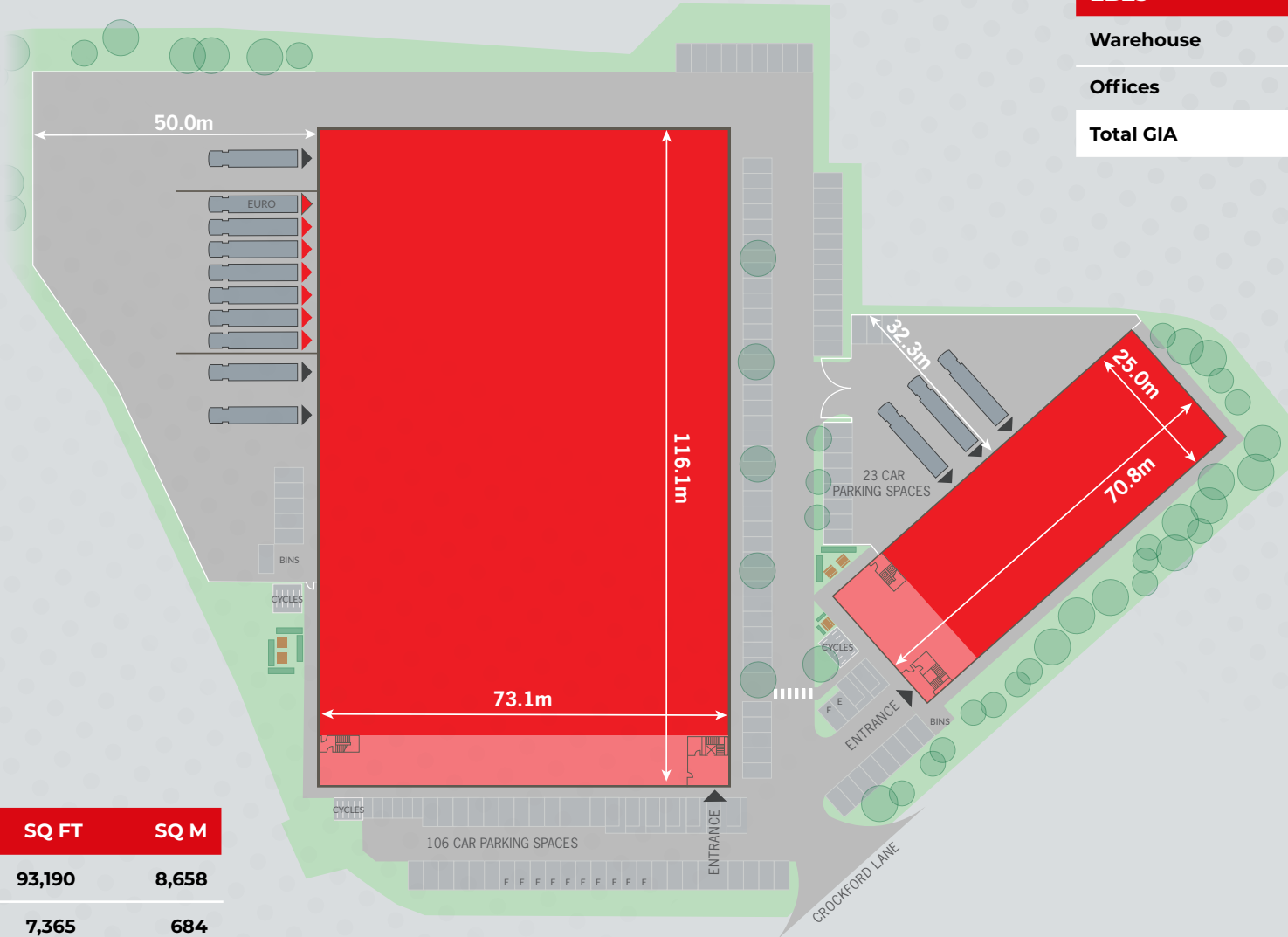


50 Kn/M²
Floor Loading
Capacity



500 kVA
Power Supply

LB100	SQ FT	SQ M
Warehouse	93,190	8,658
Offices	7,365	684
Total GIA	100,555	9,342



LB23	SQ FT	SQ M
Warehouse	19,895	1,848
Offices	3,380	314
Total GIA	23,275	2,162



8.0m
Eaves Height



Secure
Self-Contained
Yard



32.3m Max
Yard Depth



First Floor
Offices



3 Level Access
Loading Doors



50 Kn/M²
Floor Loading
Capacity



290 kVA
Power Supply

SUSTAINABILITY



20% EV Charging to Each Unit
EV Ducting to All Car Parking Spaces



BREEAM 'Excellent' Targeted



Net Zero Carbon Ready



Building Energy Monitoring System Installed as Standard



EPC A+ Targeted



PV Panels



Air Source Heat Pumps to Office Accommodation



Positive Biodiversity Net Gain

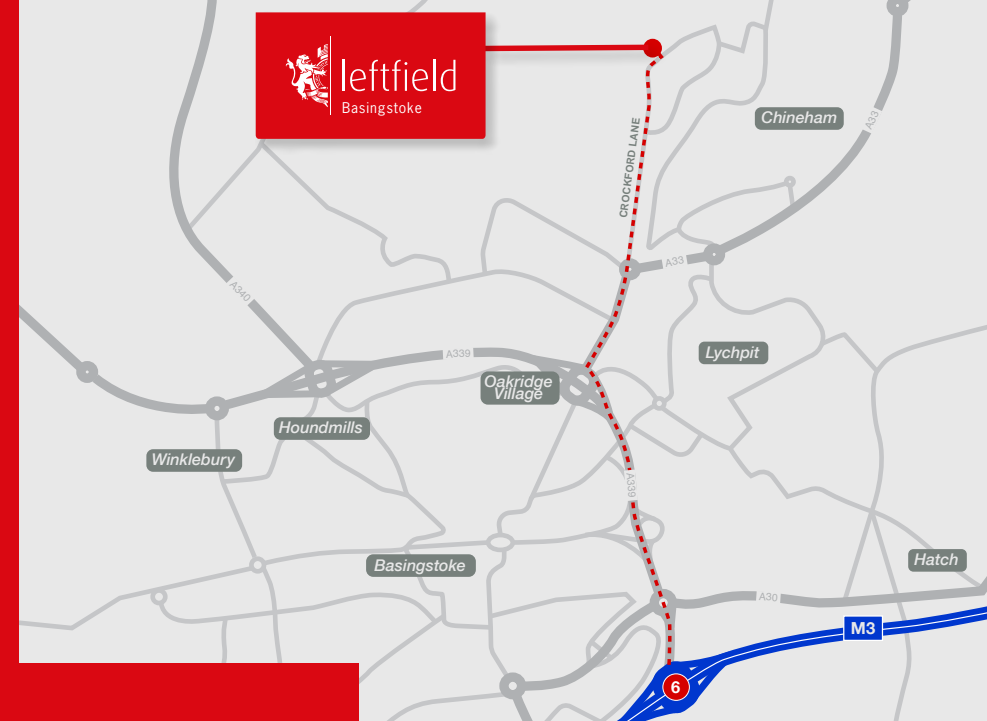
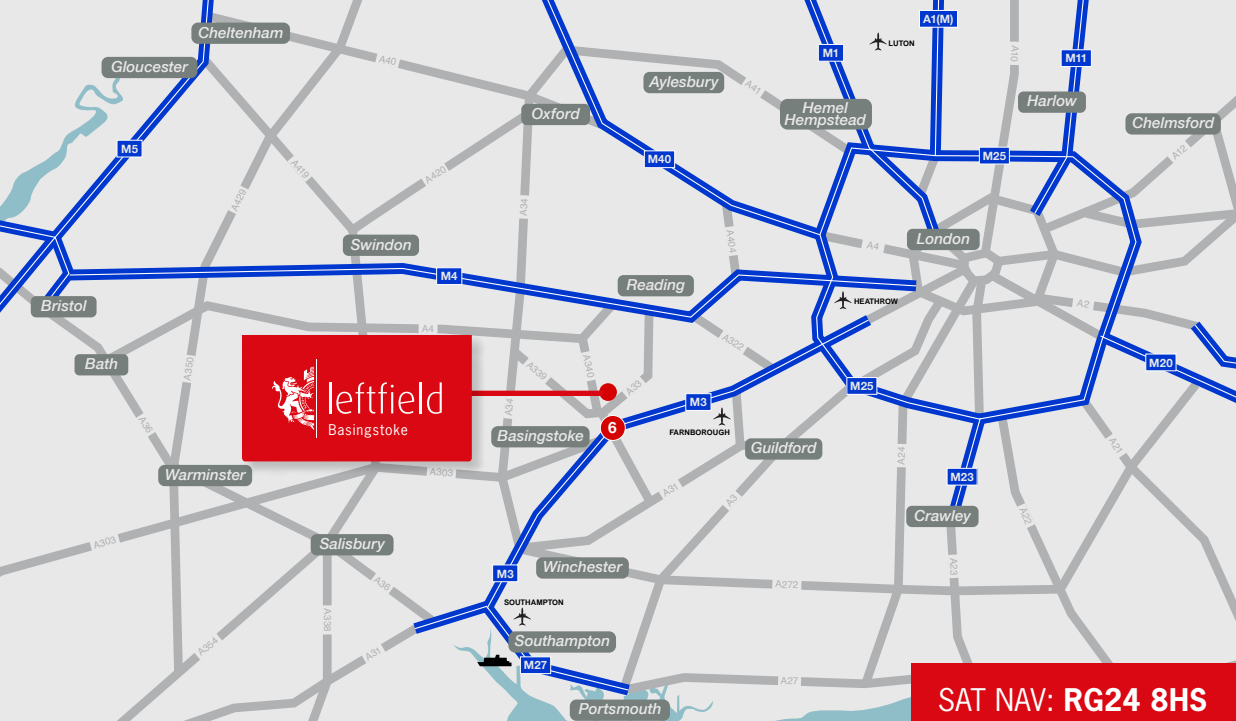


10% of Daylight Roof Panels



Bicycle Spaces





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LOCATION

Leftfield Basingstoke is accessed via Crockford Lane at its interchange with the A33 providing excellent connections to Reading and the M4. With links to the national motorway network via Junction 6 of the M3 only 3 miles away, the site has fantastic connectivity to London and the M25 to the east, and Southampton and the M27 to the south.

DESTINATIONS	DISTANCE	JOURNEY
A33	2 MILES	6 MINS
M3 J6	3 MILES	7 MINS
READING	15 MILES	34 MINS
M25	29 MILES	36 MINS
SOUTHAMPTON	33 MILES	50 MINS
LONDON	50 MILES	1 HR 10 MINS

AIRPORTS	DISTANCE	JOURNEY
HEATHROW	35 MILES	35 MINS
GATWICK	50 MILES	1 HR 5 MINS

PORTS	DISTANCE	JOURNEY
SOUTHAMPTON	34 MILES	45 MINS
PORTSMOUTH	50 MILES	55 MINS

TERMS

The units will be available on a new Full Repairing and Insuring lease, for a term of years to be agreed. Further information is available on request.

EPC

The buildings EPC will be assessed on practical completion with EPC A+ being targeted.

PLANNING

The site has planning for B2 and B8 uses.

VAT

VAT is applicable.



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