

Leftfield Basingstoke

TO LET:
Two New High Specification B2 / B8 Industrial / Warehouse Units

RG24 8HS /// faced.beam.agency

LB 100: 100,775 sq ft (9,362 sq m)

LB 23: 23,296 sq ft (2,164 sq m)

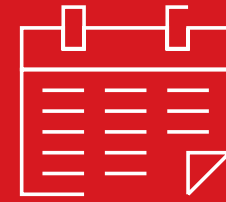


Under Construction
Completion Q1 2026

 View timelapse

Overview

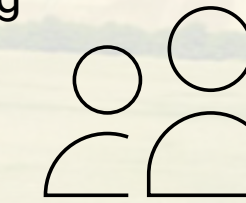
On-site now
Available Q1 2026



Established location alongside
Chineham Business park



Over 7,500 local
workforce employed
across manufacturing
and logistics sectors



Grade A
specification



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.





Specification


LB 100: 100,775 sq ft

Warehouse	92,051 sq ft	8,551.8 sq m
Offices	7,639 sq ft	709.7 sq m
Reception/Stairs	1,085 sq ft	100.8 sq m
Total GIA	100,775 sq ft	9,362.3 sq m

↑ 12.5m eaves height
↓

 7 dock level loading doors (1 Euro door)

 Secure self-contained yard

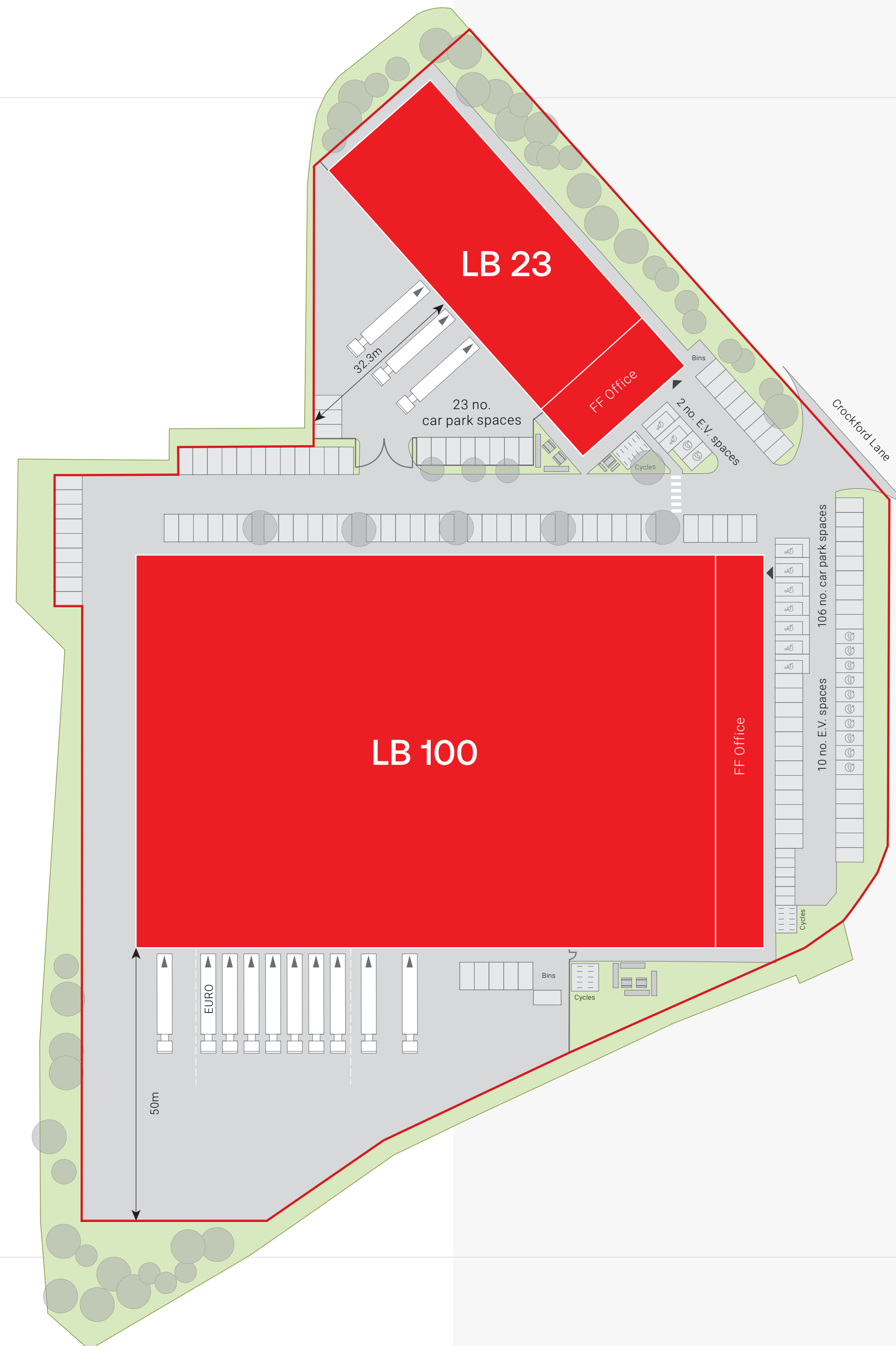
 3 level access loading doors

 50m max yard depth

 50 kN/m² floor loading capacity

 First floor offices

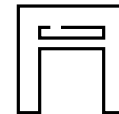
 500 kVA power supply





LB 23: 23,296 sq ft

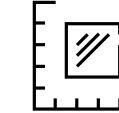
Warehouse	19,155 sq ft	1,779.6 sq m
Offices	3,386 sq ft	314.6 sq m
Reception/Stairs	755 sq ft	70.1 sq m
Total GIA	23,296 sq ft	2,164.3 sq m


↑ 8m eaves height
↓

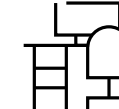
 3 level access loading doors

 Secure self-contained yard

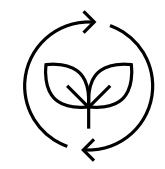
 50 kN/m² floor loading capacity

 32.3m max yard depth

 290 kVA power supply

 First floor offices

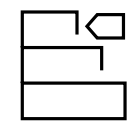
Sustainability



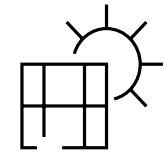
Net Zero
carbon ready



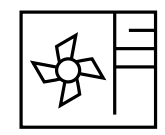
BREEAM
'Excellent'



EPC A+



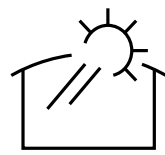
Solar PVs



Air source
heat pumps



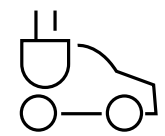
Positive
biodiversity
net gain



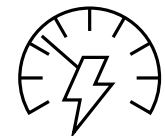
10% roof lights



Bicycle spaces



20% EV charging
to each unit and
EV ducting to all
car parking spaces



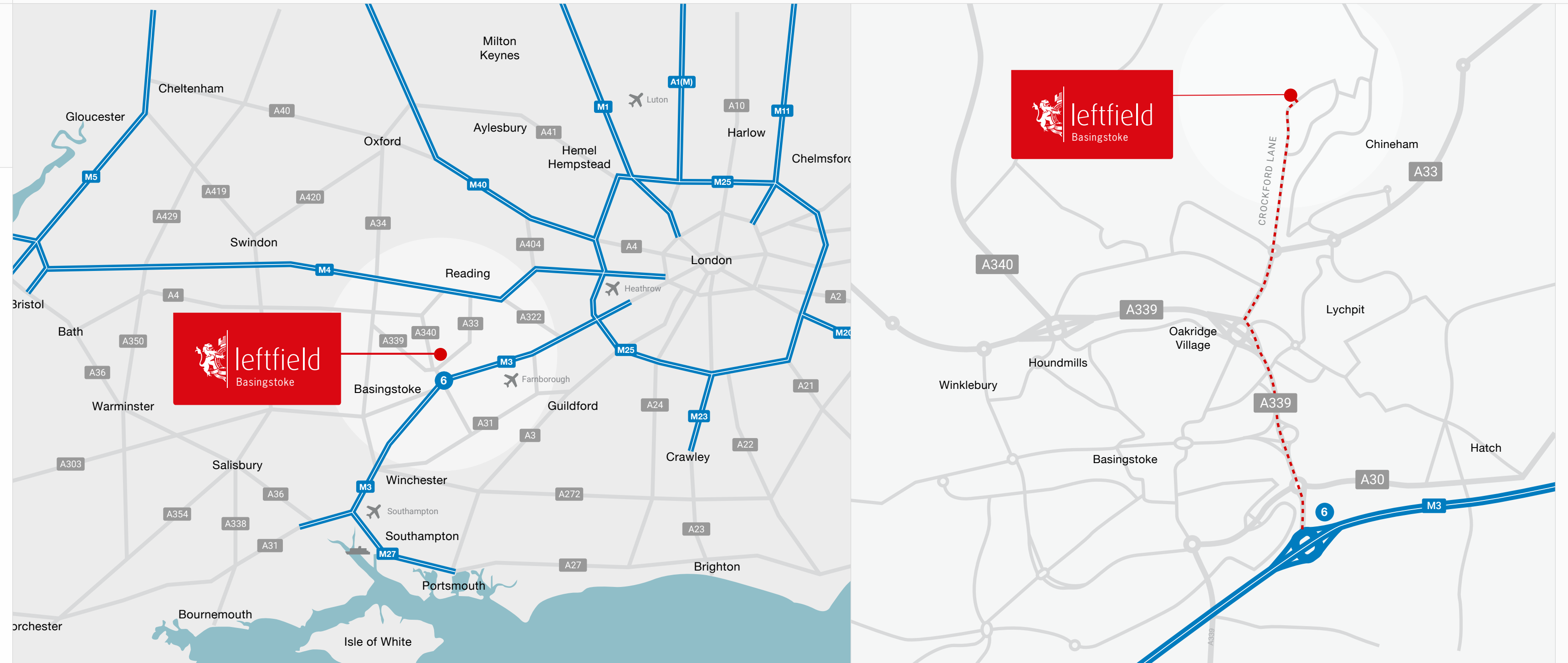
Energy metering
technology



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.



Nearby occupiers



Destinations	Distance	Journey
A33	2 miles	6 mins
M6 J3	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

Ports	Distance	Journey
Heathrow	35 miles	35 mins
Gatwick	50 miles	1 hr 5 mins

Airports	Distance	Journey
Southampton	34 miles	45 mins
Portsmouth	50 miles	55 mins

Source: Google Maps

Planning

The site has planning for B2 and B8 uses.

Terms

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

VAT

VAT is applicable.

EPC

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

Contact

For more information please contact one of our representative agents:



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