



## Three New High Quality Industrial/Warehouse Units 28,060 - 56,110 sq ft **TO LET**

- Large secure yards
- 8-10m Clear internal heights
- Grade A office space
- A33 - 1 Mile
- A339 - 1.5 Miles
- M3 - 3 Miles
- Unit 1 - 56,110 sq ft
- Unit 2 - 31,300 sq ft
- Unit 3 - 28,060 sq ft

# CHINEHAM



# tyson park

CHINEHAM ■ RG24 8YH



## CHINEHAM PARK AMENITIES



ON-SITE  
RESTAURANT



ON-SITE  
CAFE



ON-SITE GYM &  
SPORT CENTRE



ON-SITE  
NURSERY



SHUTTLE BUS  
SERVICES



LANDSCAPED  
ENVIRONMENTS



# CHINEHAM



## SPECIFICATION

### Unit 1

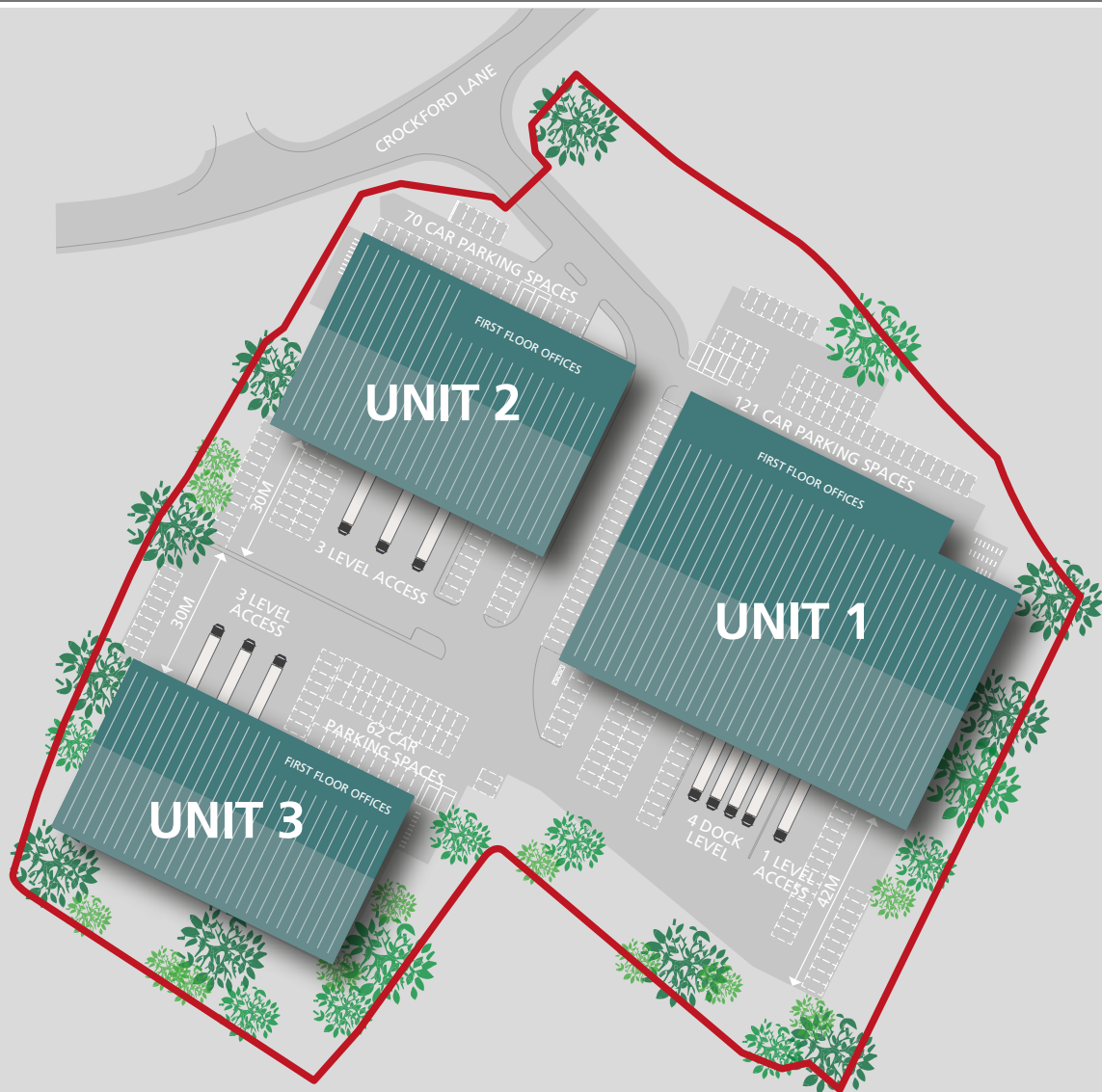
121 Car Parking Spaces
4 Dock Level Loading Doors
1 Level Access Door
42m Yard Depth
10m Eaves
50 KN/m <sup>2</sup>

### Unit 2

70 Car Parking Spaces
3 Level Access Doors
30m Yard Depth
8m Eaves
37.5 KN/m <sup>2</sup>

### Unit 3

62 Car Parking Spaces
3 Level Access Doors
30m Yard Depth
8m Eaves
37.5 KN/m <sup>2</sup>



## ACCOMMODATION (GEA)

Unit 1	sq ft	sq m
Warehouse	48,060	4,465
Ground and First Floor Offices	8,050	748
<b>Total</b>	<b>56,110</b>	<b>5,213</b>

Unit 2	sq ft	sq m
Warehouse	27,990	2,601
First Floor Offices	3,310	308
<b>Total</b>	<b>31,300</b>	<b>2,909</b>

Unit 3	sq ft	sq m
Warehouse	25,720	2,390
First Floor Offices	2,340	218
<b>Total</b>	<b>28,060</b>	<b>2,608</b>

## LOCATION

The development is located next to Chineham Park and less than ten minutes from Basingstoke town centre and five minutes from the M3 J6. The M3 links to London and the M25 to the east, and Southampton and the M27 to the south.

The principal access to the Estate is via Crockford Lane at its interchange with the A33.

## COMMUNICATIONS

A33	1.1 miles
Basingstoke Town Centre	3 miles
M3 Junction 6	3.1 miles
Reading	16.5 miles
M25	27.4 miles
Southampton	31.6 miles
Southampton Docks	34.7 miles



SAT NAV  
RG24 8YH



### ROAD

TYSON PARK IS LESS THAN 10 MINUTES FROM BASINGSTOKE TOWN CENTRE AND 5 MINUTES FROM THE M3 JUNCTION 6.



### RAIL

BASINGSTOKE'S RAILWAY STATION PROVIDES FREQUENT AND FAST RAIL CONNECTIONS TO LONDON WATERLOO VIA THE SOUTH WESTERN MAIN LINE IN 47 MINUTES.



### AIR

HEATHROW AIRPORT IS 35 MILES AWAY, ACCESSED VIA THE M3. SOUTHAMPTON AIRPORT IS 30 MILES AWAY, ALSO ACCESSED VIA THE M3.



### POPULATION

WORKING AGE POPULATION IN BASINGSTOKE IS 110,300.



### LABOUR

480,000 SKILLED LABOUR POOL WITHIN A 60 MINUTE DRIVE.



### EMPLOYMENT

9,000 ARE EMPLOYED IN MANUFACTURING, TRANSPORTATION AND LOGISTICS.

DEMOGRAPHICS

## TERMS

All units are available on a new FRI lease.

## SUSTAINABILITY

EPC Rating A and BREEAM 'Very Good'.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact the letting agents.



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