

tyson park

CHINEHAM ■ BASINGSTOKE ■ RG24 8WH

IPIF

CANMOOR



Two New High Quality Industrial/Warehouse Units 28,498 - 31,974 sq ft **TO LET**

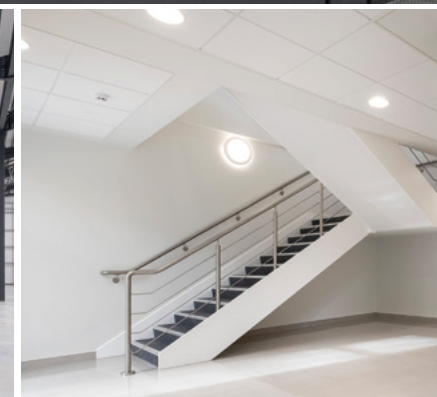
AVAILABLE NOW

- Large secure yards
- 8m clear internal heights
- Grade A office space
- A33 - 1.1 Miles
- A339 - 1.5 Miles
- M3 - 3.1 Miles

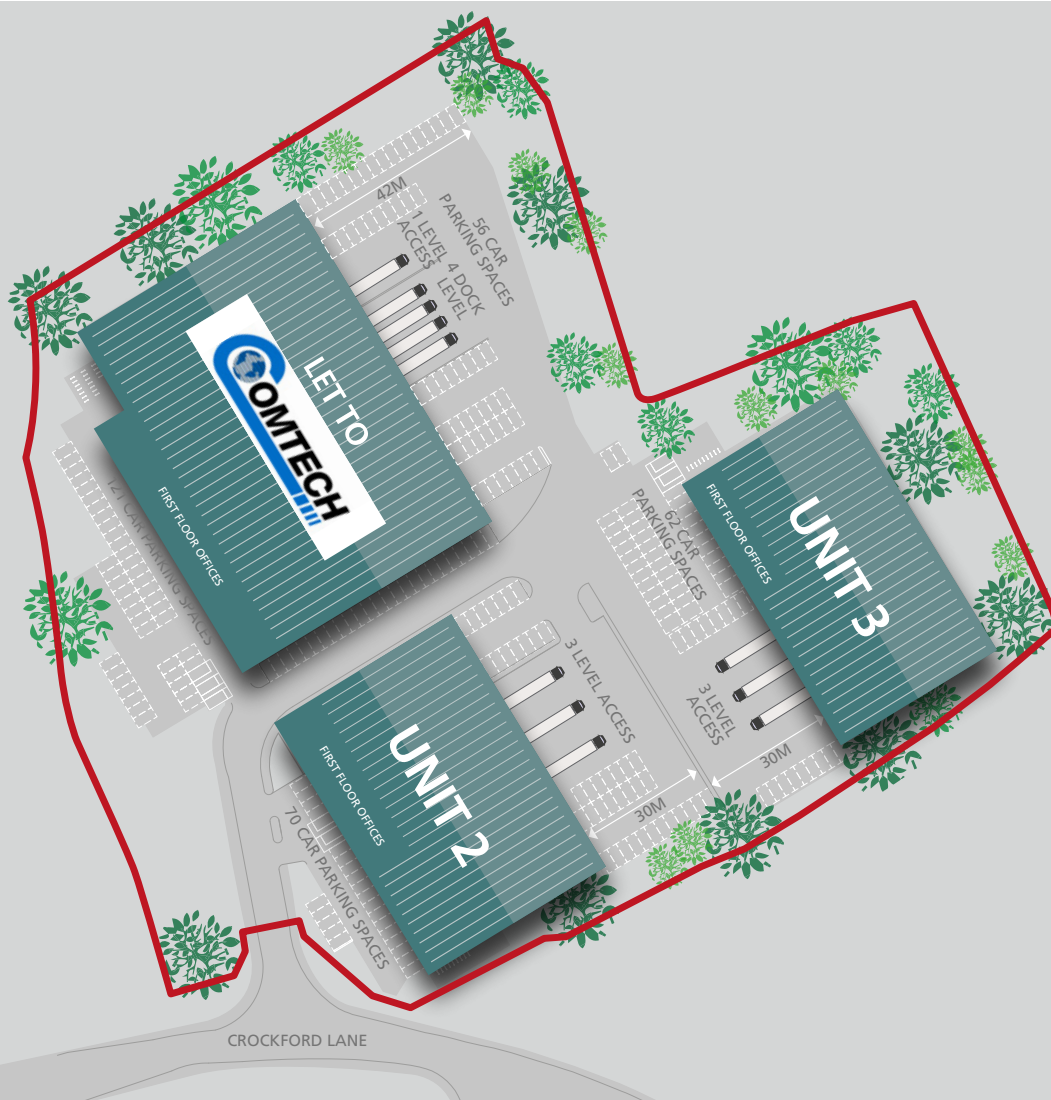
BASINGSTOKE

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ACCOMMODATION (GIA)

UNIT 2	sq ft	sq m
Warehouse	28,560	2,653
First Floor Office	3,414	318
Total	31,974	2,971

- 30m Yard Depth
- 37.5 kN/m²
- 8m Clear Internal Height
- 3 Level Access Doors
- 70 Car Parking Spaces

UNIT 3	sq ft	sq m
Warehouse	26,001	2,416
First Floor Office	2,497	232
Total	28,498	2,648

- 30m Yard Depth
- 37.5 kN/m²
- 8m Clear Internal Height
- 3 Level Access Doors
- 62 Car Parking Spaces

UNIT 1 - LET	sq ft	sq m
Warehouse	4,751	4,751
First Floor Office	5,810	540
Total	56,951	5,291

LET TO COMTECH

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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

TERMS

All units are available on a new FRI lease.

SUSTAINABILITY

EPC Rating A and BREEAM 'Very Good'.



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.



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.

SAT NAV
RG24 8WH



FURTHER INFORMATION

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



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