

**UNDER CONSTRUCTION**  
**SCHEDULED COMPLETION Q1 2026**



**TO LET**

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

**LB 100 - 100,775 sq ft (9,362 sq m)**

**LB 23 - 23,296 sq ft (2,164 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

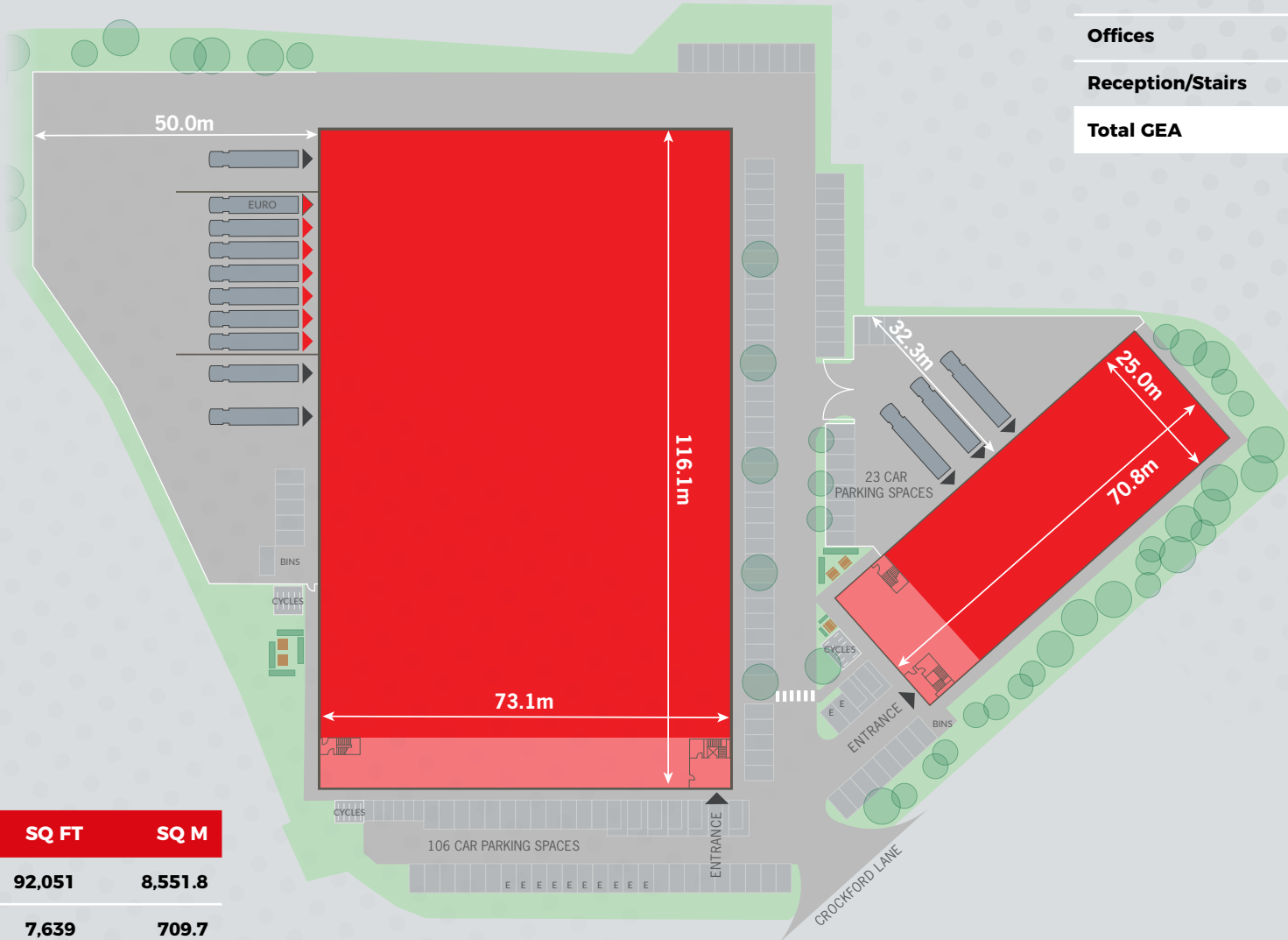
 7 Dock Level  
Loading Doors  
(1 Euro Door)

 3 Level Access  
Loading Doors

 50 Kn/M<sup>2</sup>  
Floor Loading  
Capacity

 500 kVA  
Power Supply


LB100	SQ FT	SQ M
<b>Warehouse</b>	<b>92,051</b>	<b>8,551.8</b>
<b>Offices</b>	<b>7,639</b>	<b>709.7</b>
<b>Reception/Stairs</b>	<b>1,085</b>	<b>100.8</b>
<b>Total GEA</b>	<b>100,775</b>	<b>9,36.3</b>



LB23	SQ FT	SQ M
<b>Warehouse</b>	<b>19,155</b>	<b>1,779.6</b>
<b>Offices</b>	<b>3,386</b>	<b>314.6</b>
<b>Reception/Stairs</b>	<b>755</b>	<b>70.1</b>
<b>Total GEA</b>	<b>23,296</b>	<b>2,164.3</b>

 8.0m  
Eaves Height

 Secure  
Self-Contained  
Yard

 32.3m Max  
Yard Depth

 First Floor  
Offices

 3 Level Access  
Loading Doors

 50 Kn/M<sup>2</sup>  
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

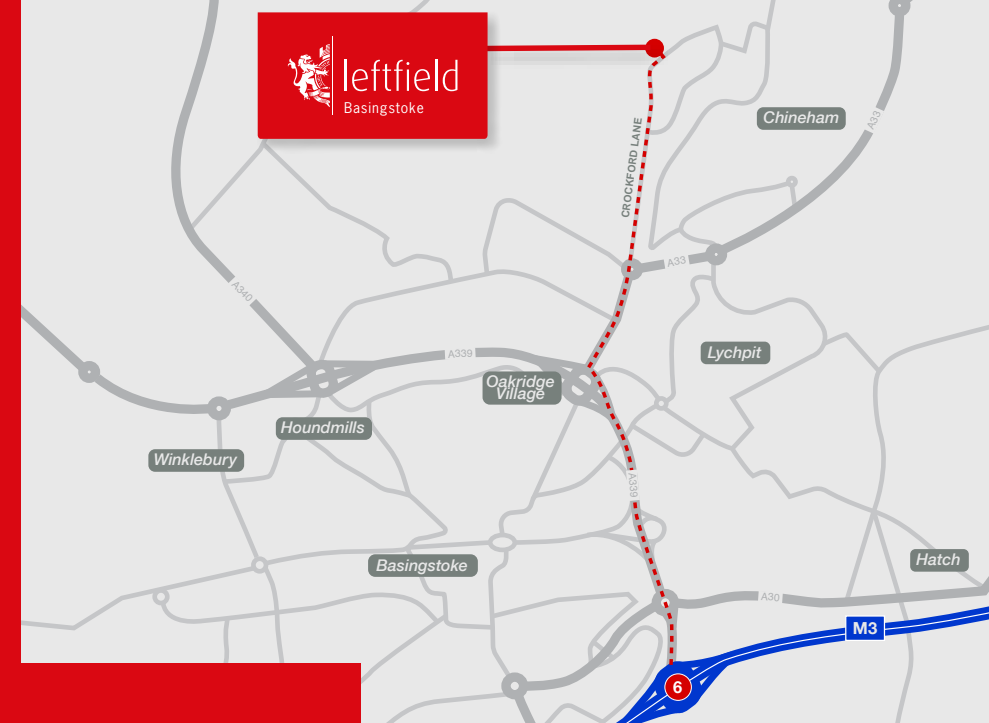
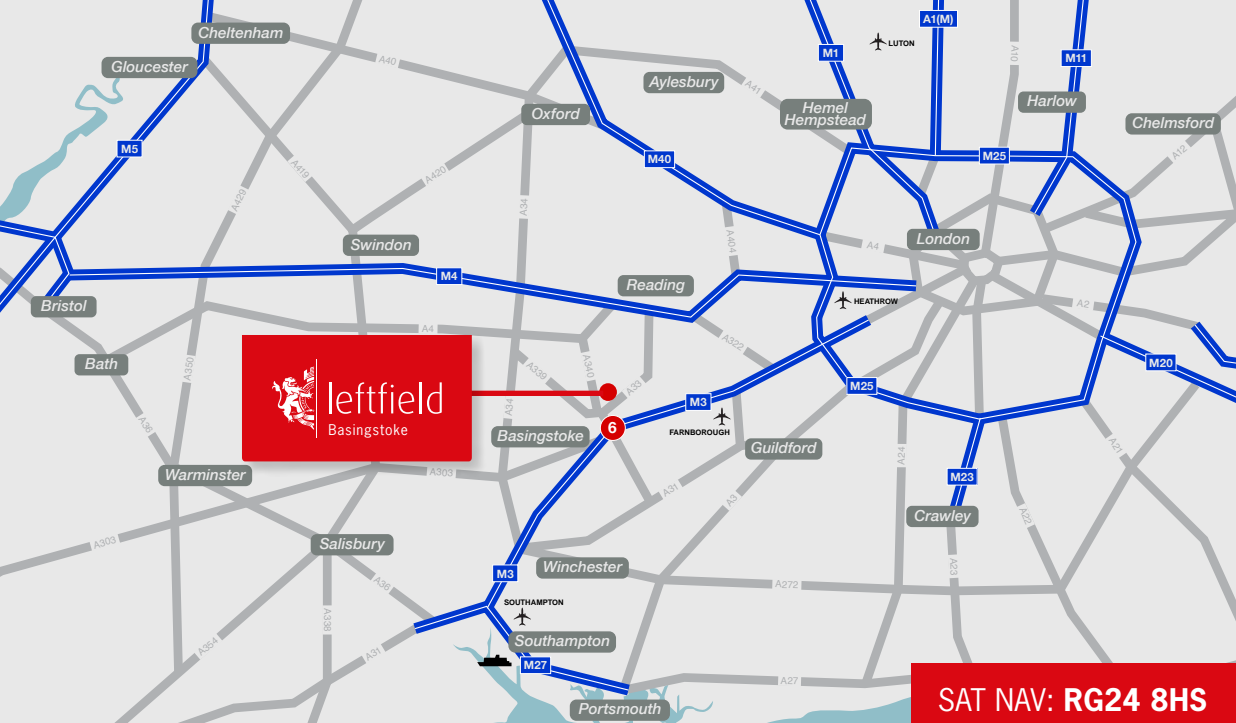


10% of Daylight Roof Panels



Bicycle Spaces





**SAT NAV: RG24 8HS**

## 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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