

A development by

EQUATION
PROPERTIES

BGO

A NEW TRADE /DISTRIBUTION DEVELOPMENT
Units available from 10,772 – 44,963 sq ft
AVAILABLE FROM Q3 2025



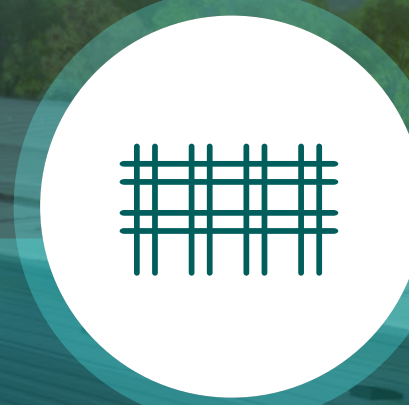
RADIUS PARK
BASINGSTOKE RG22 4AN

RADIUS PARK IS A NEW TRADE / DISTRIBUTION DEVELOPMENT LOCATED IN BASINGSTOKE. STRATEGICALLY SITUATED IN CLOSE PROXIMITY TO THE TOWN CENTRE AND RING ROAD.



PRIME LOCATION

Prominent town centre location with M3 J6 & J7 located less than 3 miles away with excellent local amenities.



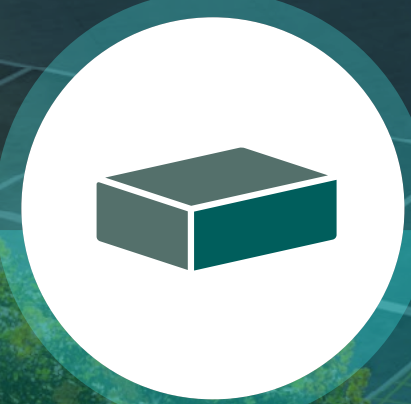
ESTATE

Enhanced quality private estate with high security fencing.



FUTURE PROOF

EV charging points and a range of sustainable features to future proof occupiers' ongoing requirements and mitigate occupational costs.



THE OFFER

The site extends to 8 acres will offer a variety of unit sizes ranging from 10,772 – 44,963 SQ FT within two terraces, available from Q3 2025.



SUSTAINABLE

BREEAM 'Excellent'. EPC A rating.



TRANSPORT

Excellent railway services from Basingstoke Station.



TOTAL AREA (GEA) 149,710 SQ FT



RADIUS PARK

TOTAL AREA (GEA) 149,710 SQ FT

ACCOMMODATION

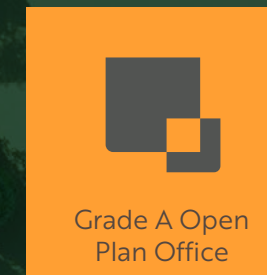
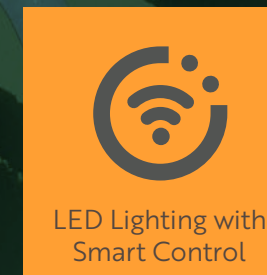
UNIT 100 TOTAL AREA (GEA) 97,607 SQ.FT

UNIT 200 TOTAL AREA (GEA) 52,103 SQ.FT

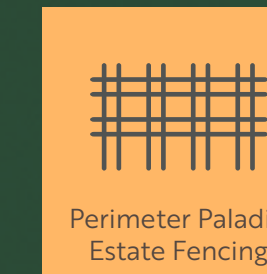
TOTAL AREA (GEA) 149,710 SQ.FT



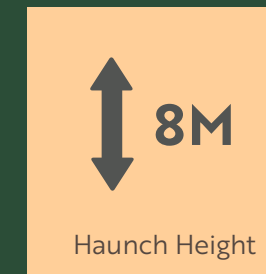
OFFICES



EXTERNAL



WAREHOUSE



	UNIT 110	UNIT 120	UNIT 130	UNIT 140	UNIT 210	UNIT 220	UNIT 230
WAREHOUSE AREA SQ.FT	25,723	17,989	22,572	18,098	19,316	16,753	8,400
OFFICE (INCL. GF CORE) SQ.FT	4,601	2,838	2,680	3,101	2,951	2,311	2,372
TOTAL AREA (GEA) SQ.FT	30,324	20,827	25,252	21,199	22,267	19,064	10,772
LEVEL ACCESS LOADING DOORS	2	2	2	2	2	2	1
PARKING SPACES (22 EV PARKING BAYS)	10	11	10	12	10	13	17
POWER SUPPLY	195 kVA	115 kVA	190 kVA	130 kVA	160 kVA	110 kVA	85 kVA



RADIUS PARK

TOTAL AREA (GEA) 149,710 SQ FT



BASINGSTOKE TOWN CENTRE

A339

M3 (J6)
3 MILES AWAY

THE HARROW WAY

RINGWAY (W)

RINGWAY (S)

TOOLSTATION

EDMUNDSON
ELECTRICAL

WELLA

REXEL

B&Q

BUNZL

CEF

WINCHESTER ROAD

THE HARROW WAY

RADIUS
PARK

WESTERN ROAD

LOCATION

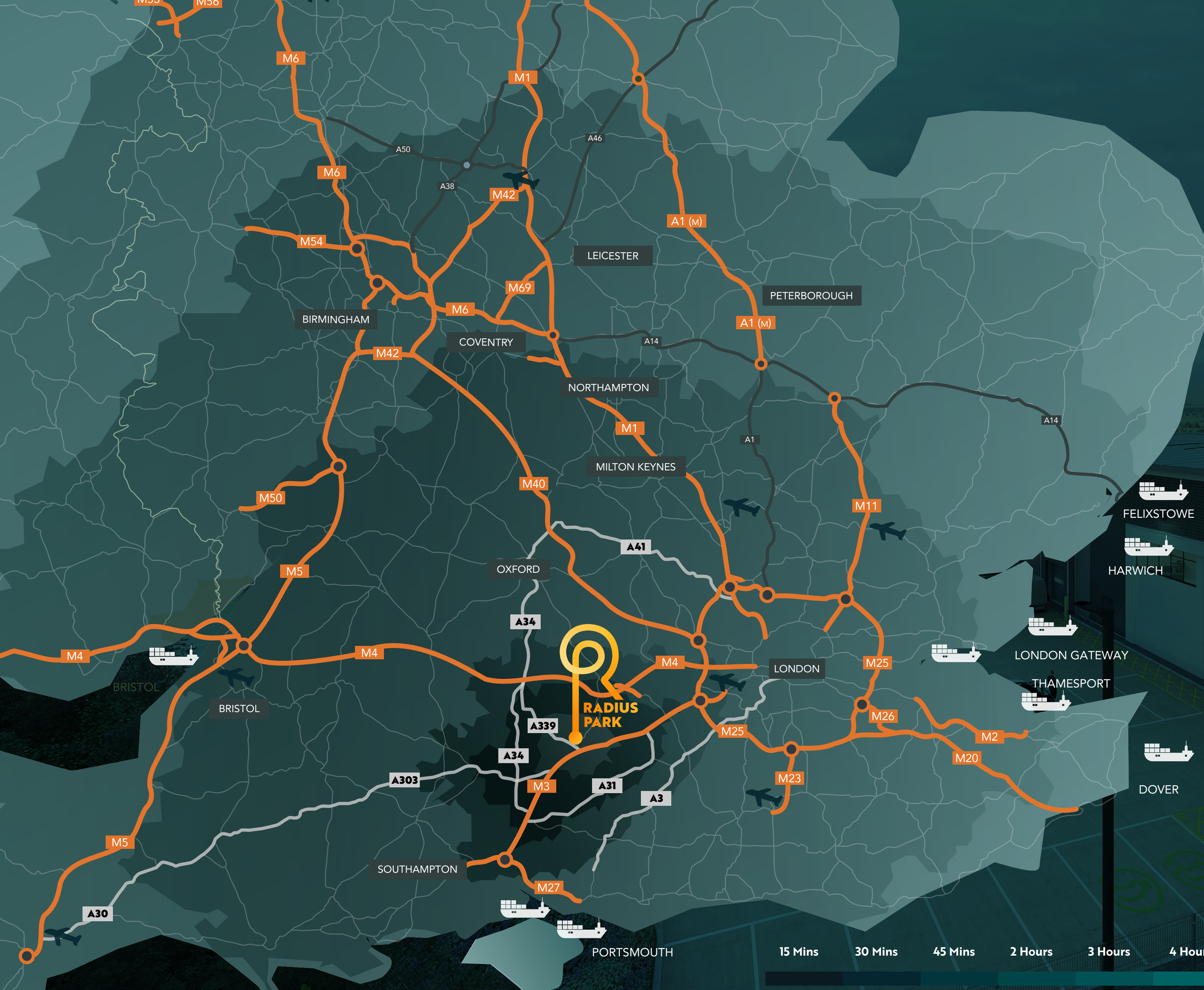
Radius-Park is situated in a core location for industrial and logistics serving the South West region, with much of the local vicinity occupied by a number of national and international companies. Excellent motorway and public transport links and plenty of amenities are other key benefits of the development.

HALFORDS

- SHOPPING
- SCHOOLS
- SUPERMARKETS
- HOTELS
- FITNESS
- FUEL STATIONS
- RESTAURANTS

STRATEGIC

Radius Park is prominently located fronting Winchester Road, South West of Basingstoke Town Centre. The scheme sits just 3 miles from Junction 6 of the M3 offering excellent communication links. Basingstoke lies in North Hampshire around 48 miles South West of London and around 30 miles North East of Southampton. Basingstoke benefits from favourable cross-country links to Newbury via the A34 to the north west, Reading to the north via the A33 and links to other areas such as Wokingham, Bracknell, Farnborough and Aldershot.



AIRPORTS

	DISTANCE	JOURNEY
SOUTHAMPTON	29 MILES	44 MINS
HEATHROW	34 MILES	38 MINS
GATWICK	60 MILES	1 HOUR 4 MINS

PORTS

	DISTANCE	JOURNEY
SOUTHAMPTON	29 MILES	44 MINS
PORTSMOUTH	46 MILES	57 MINS

ROADS

	DISTANCE	JOURNEY
M3	3 MILES	9 MINS
A33	5 MILES	12 MINS
A34	13 MILES	20 MINS
M4	16 MILES	25 MINS
M27	28 MILES	35 MINS
M25	29 MILES	32 MINS

PLACES

	DISTANCE	JOURNEY
CAMBERLEY	20 MILES	30 MINS
FARNBOROUGH	20 MILES	30 MINS
READING	20 MILES	37 MINS
SOUTHAMPTON	29 MILES	44 MINS
GUILDFORD	31 MILES	43 MINS
PORTSMOUTH	46 MILES	57 MINS

RAIL

	DISTANCE	JOURNEY
BASINGSTOKE STATION	2 MILES	8 MINS

15 Mins 30 Mins 45 Mins 2 Hours 3 Hours 4 Hours



REGIONAL

SUSTAINABILITY

PROVEN

Equation Properties continue to provide quality logistics solutions throughout the UK.

- BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)**

'Excellent' Rating.
- ENERGY PERFORMANCE CERTIFICATE**

A Rating for excellent energy performance.
- NATURAL LIGHT**

Optimised use of natural light with 15% roof lights and excellent office visibility.
- RENEWABLE TECHNOLOGIES**

Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.
- RESPONSIBLE SOURCING**

Assured construction materials with low environmental, economic and social impact.
- ELECTRIC VEHICLE CHARGING**

22 (active) charging points provided with provision for to future-proof occupier fleet requirements.
- WATER REGULATION TECHNOLOGIES**

Efficient sanitary-ware with low flow rates to reduce water consumption.
- SUSTAINABLE MATERIALS**

Reduce energy consumption and environmental impact over the life cycle of the building.
- BICYCLE SPACES**

Ample spaces in covered shelters encourages environmental travel.
- ENHANCED CLADDING**

Delivering superior energy performance to reduce running costs.
- ENERGY METERING TECHNOLOGY**

Allows occupiers to pro-actively manage their energy consumption.
- LED LIGHTING**

Enables 75% less energy consumption and 25 times more durability than incandescent lighting.



CONTACT THE JOINT AGENTS FOR MORE INFORMATION



**AVISON
YOUNG**
020 7236 6363
avisonyoung.co.uk

CHRIS PROCTOR

chris.proctor@avisonyoung.com

07798 690234

JOHN ALLAN

john.allan@avisonyoung.com

07540 694 611

WILLIAM SEAGON

William.Seagon@avisonyoung.com

07765 055020



bd t
INCORPORATING
WOODFORD & CO
www.bdt.uk.com
01256 840777

BRIAN PICKETT

brian.pickett@bd t.uk.com

07780 994 420

RUSSELL WARE

russell.ware@bd t.uk.com

07747 846422

ANDY GIBBS

andy.gibbs@bd t.uk.com

07766 951719



CURCHOD & CO
01256 462222
curchodandco.com

KEITH ENTERS

kenters@curchodandco.com

07803 411940

EDWARD REES

erees@curchodandco.com

07818 451040

DAVID BOWEN

dbowen@curchodandco.com

07836 544565



RADIUS PARK

BASINGSTOKE RG22 4AN

A DEVELOPMENT BY

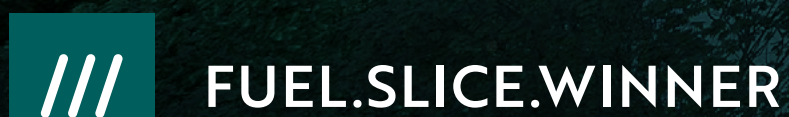


BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million sq ft of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.



Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.

LOCATION



what3words

RADIUS PARK WINCHESTER ROAD BASINGSTOKE RG22 4AN

RADIUSPARKBASINGSTOKE.CO.UK