

TUNGSTEN PARK // BASINGSTOKE



2 BRAND NEW HIGH SPECIFICATION INDUSTRIAL / WAREHOUSE UNITS FOR LET / FOR SALE

UNIT 1 - 100,555 SQ FT

UNIT 2 - 23,275 SQ FT

CROCKFORD LANE,
BASINGSTOKE,
HAMPSHIRE, RG24 8HS
///DUOS.SKIP.RETURN

tungsten.uk.com/basingstoke

A Development By

TUNGSTEN
PROPERTIES

// BASINGSTOKE

POWERING THE FUTURE WITH ESG EXCELLENCE



//UNIT 1

//UNIT 2

// UNIT 1



UP TO 50M YARD DEPTH



6 DOCK LEVEL LOADING DOORS



4 LEVEL ACCESS LOADING DOORS



FIRST FLOOR OFFICES



UP TO 12M EAVES HEIGHT



50KN/M2 FLOOR LOADING



SECURE, SELF-CONTAINED YARD



524 KVA POWER SUPPLY

// UNIT 2



UP TO 32.25M YARD DEPTH



3 LEVEL ACCESS LOADING DOORS



FLOOR LOADING 50KN/M2



FIRST FLOOR OFFICES



UP TO 8M EAVES HEIGHT



SECURE, SELF-CONTAINED YARDS



266 KVA POWER SUPPLY

BUILT FOR SUSTAINABILITY



20% EV CHARGING 80% PASSIVE CHARGING TO ALL CAR PARKING SPACES



BREEAM EXCELLENT



BUILDING ENERGY MONITORING SYSTEM INSTALLED AS STANDARD



NET ZERO CARBON READY



PV PANELS



POSITIVE BIODIVERSITY NET GAIN



EPC RATED A+

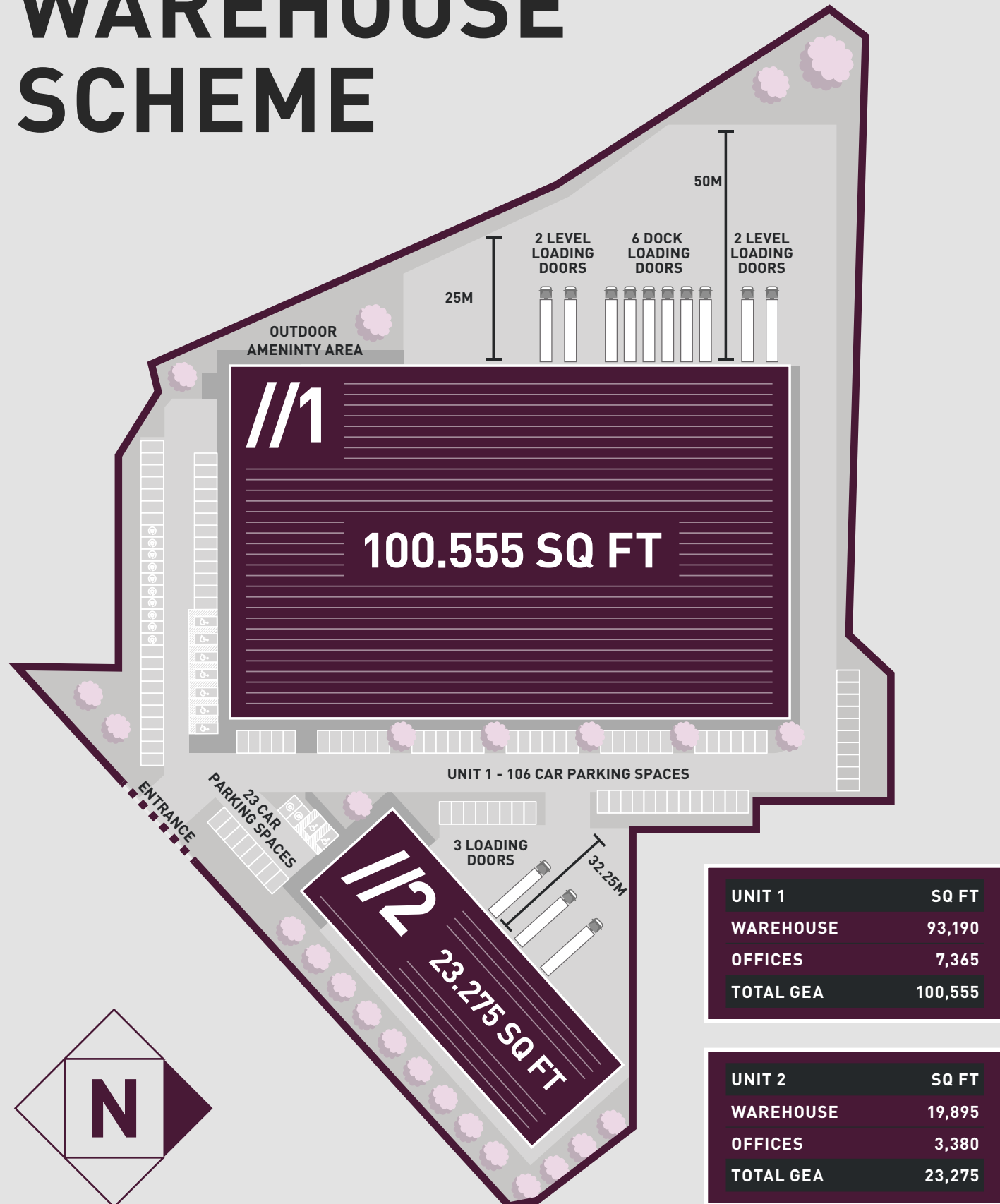


AIR SOURCE HEAT PUMPS TO THE OFFICE

M3 6 MINUTES

BRAND NEW INDUSTRIAL / WAREHOUSE SCHEME

// TOTAL SITE AREA
6.00 ACRES



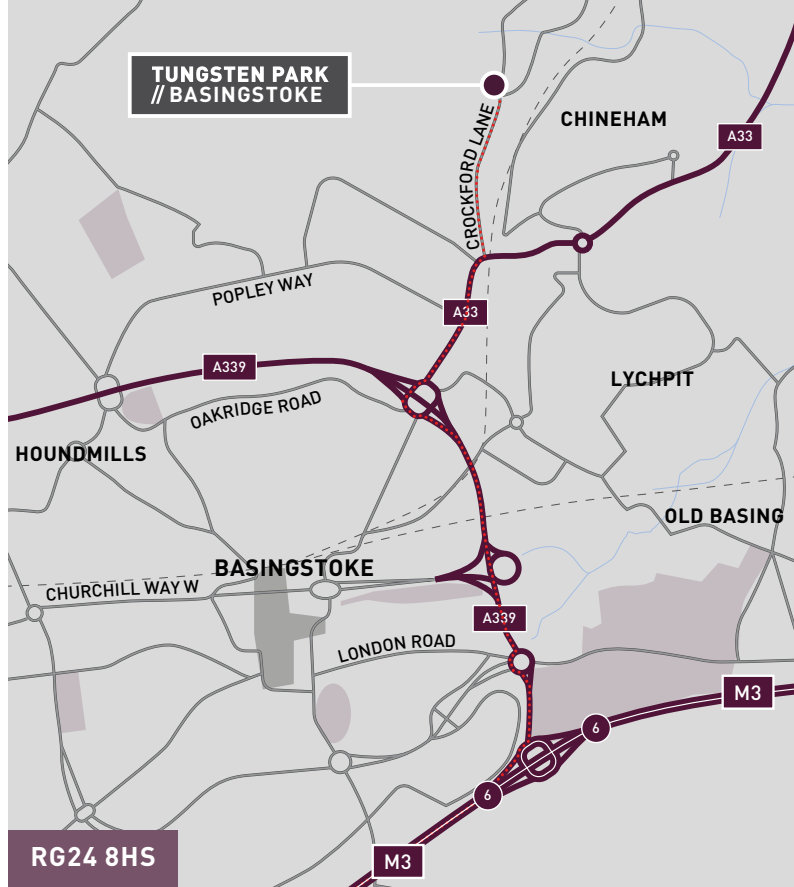
UNIT 1	SQ FT
WAREHOUSE	93,190
OFFICES	7,365
TOTAL GEA	100,555

UNIT 2	SQ FT
WAREHOUSE	19,895
OFFICES	3,380
TOTAL GEA	23,275





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RG24 8HS

DEMOGRAPHICS



£720 - AVERAGE WEEKLY WAGE



82% OF THE LOCAL POPULATION ARE ECONOMICALLY ACTIVE



4,500 OF LOCAL WORKFORCE EMPLOYED IN MANUFACTURING



OVER 3,000 PEOPLE ARE EMPLOYED IN THE TRANSPORT AND STORAGE SECTOR

CLICK TO WATCH UNIT 1 VIDEO

CLICK TO WATCH UNIT 2 VIDEO

DISTANCE TO / DRIVE TIMES

PLACES	MILES	TIME
A33	1.4	6 MINS
M3 J6	3.3	7 MINS
READING	14.9	34 MINS
M25	29.0	36 MINS
SOUTHAMPTON	33.4	50 MINS
LONDON	49.7	70 MINS
AIRPORTS	MILES	TIME
HEATHROW	34.7	35 MINS
GATWICK	58.5	65 MINS
PORTS	MILES	TIME
SOUTHAMPTON	33.9	45 MINS
PORTSMOUTH	50.3	55 MINS

SOURCE: GOOGLE MAPS



ZACH HEPPNER-LOGAN
07787 221 412
zach.heppner-logan@realestate.bnpparibas

ILO MORGAN
07471 227 336
iolo.morgan@realestate.bnpparibas



ADRIAN WHITFIELD MRICS
07901 558 730
adrian.whitfield@realest.uk.com