

AVAILABLE ON A PRE LET OR
FORWARD SALE BASIS TO BESPOKE
OCCUPIER REQUIREMENTS

NEW BUILD INDUSTRIAL / WAREHOUSE UNIT

31,960 SQ FT
(2,969 SQ M)

- UP TO 10M CLEAR INTERNAL HEIGHT
- RARE FREEHOLD AVAILABLE
- DOCK AND GROUND LEVEL LOADING
- SECURE YARD
- PLANNING CONSENT IN PLACE

CRAIGARD

PRELUDE

Crockford Lane
Chineham
Basingstoke
RG24 8WH



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BUILT WITH PURPOSE

SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
Warehouse	28,473	2,645
Offices (2 Storey)	3,487	324
TOTAL (GEA)	31,960	2,969



UP TO 10M CLEAR
INTERNAL HEIGHT



ABILITY TO EXTEND
OFFICE CONTENT



DOCK AND GROUND
LEVEL LOADING



SECURE SELF
CONTAINED SITE

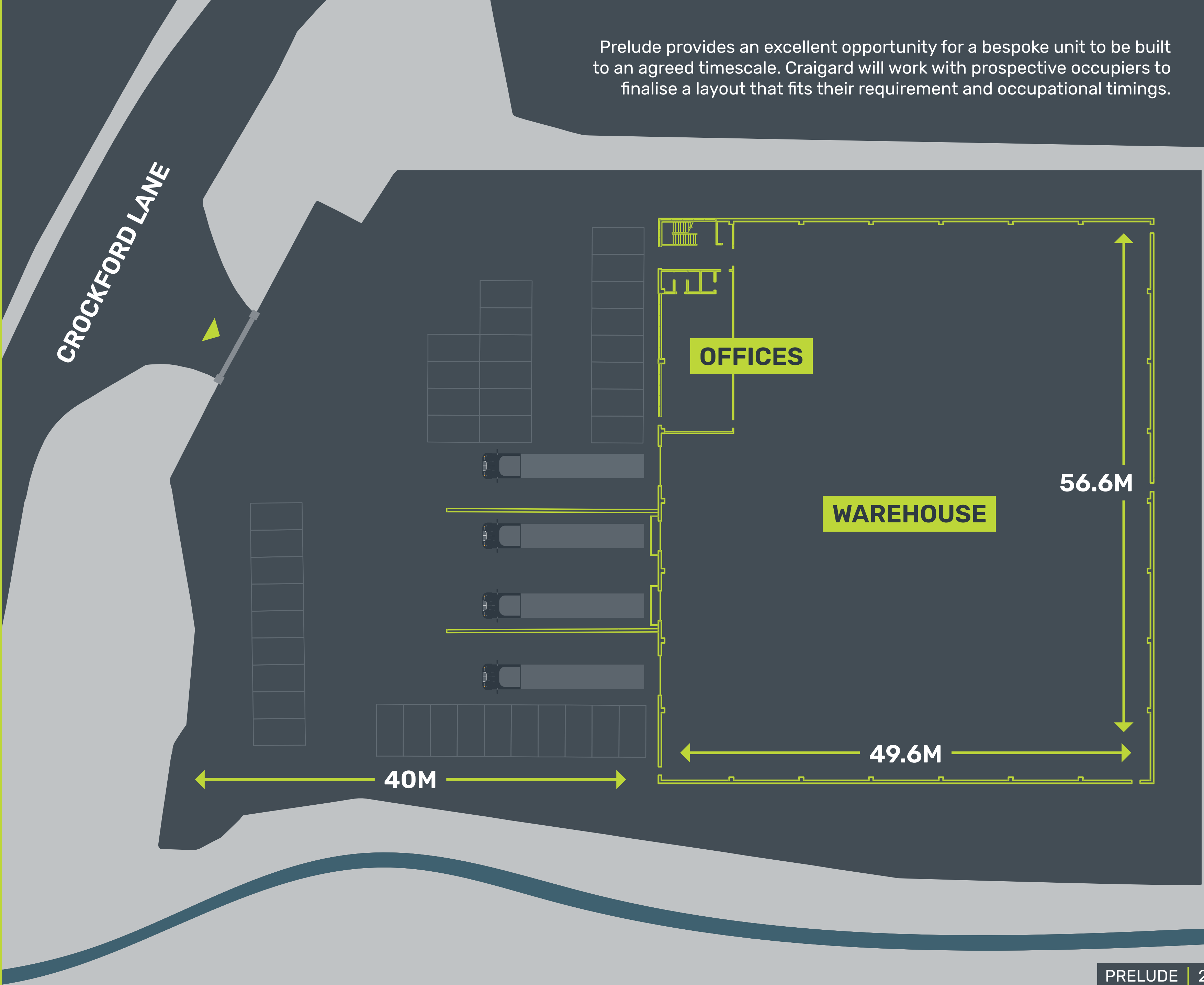


40M
DEEP YARD



MIN. 33 CAR
PARKING SPACES

Prelude provides an excellent opportunity for a bespoke unit to be built to an agreed timescale. Craigard will work with prospective occupiers to finalise a layout that fits their requirement and occupational timings.



THE PLACE TO DO BUSINESS



UNIQUE OPPORTUNITY

Basingstoke is a prosperous town and a key economic hub recognised for its strong business environment, capable workforce, above average quality of living and low levels of unemployment. It is home to many world class companies across a diverse range of sectors including TD Synnex, Shurgard, Wates Group, Aurora World and Yusen Logistics.

Hampshire international Business Park is a well-established commercial location, and with the adjoining Chineham Park, is home to a thriving and diverse occupier community with a strong presence of both UK and international corporates.

Crockford Lane is the main spine road to Chineham Business Park linking directly to the A33 Ring Road which in turn leads to J11 of the M3/the M4 at Reading and the A34 at Newbury and thus to all strategic routes. Basingstoke Town Centre with its mainline railway link to London (48 mins) is 2.5 miles to the South West. The Park is served by The Exchange, a coffee shop and co-working space, a gym and is on the local Stagecoach route 20. There is a Tesco/M&S Food/McDonalds/Costa and Subway at nearby Chineham Shopping Centre (6 mins drive).

BASINGSTOKE AT A GLANCE

31%

ABOVE THE UK AVERAGE FOR PRODUCTIVITY

185,200

POPULATION (2021 CENSUS)

84%

OF RESIDENTS AGED 16–64 ARE ECONOMICALLY ACTIVE

2 MILLION +

CONSUMERS WITHIN A 60-MINUTE DRIVE

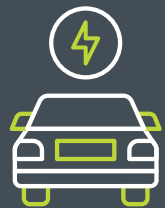
YOUR PRELUDE TO A SUSTAINABLE FUTURE

Available on a pre-let or pre-sale basis, PRELUDE offers occupiers the opportunity to secure a bespoke industrial facility tailored to their operational requirements while also benefiting from the scheme's environmental credentials and future-focused design.

PRELUDE has been designed with operational efficiency and sustainability at its core:



Targeting
BREEAM Excellent



EV
charging



Energy efficient
LED lighting



Targeting
EPC A rating



PV
panels



Landscaped
environment



Cycle parking
facilities



Roof lights for
natural daylight

Sources: Office for National Statistics (ONS), 2021 Census, Subnational Productivity Data, NOMIS Official Labour Market Statistics and Travel Time Analysis Data. Latest available data.

STRATEGICALLY LOCATED

RG24 8WH ///sharper.yard.iteration



CONNECTIVITY

DISTANCE FROM PRELUDE

 Roads	Miles
J6 M3	2.9
J11 M4	11.5
A34	15
J12 M25	28

Central London is approximately 49 miles away by car (around 55 minutes' drive).

 Train Stations	Miles
Basingstoke	4

Providing regular direct services to London Waterloo (approximately 45 minutes) and the South Coast.

 Airports	Miles
Southampton	35
Heathrow	38

 Docks	Miles
Southampton	35
Portsmouth	42

Distances and journey times are approximate and for guidance only. Information is sourced from publicly available online mapping information and may vary depending on the precise location, route and traffic conditions.

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BASINGSTOKE PRELUDE

FOR FURTHER INFORMATION, PLEASE
CONTACT THE JOINT SOLE AGENTS BELOW.

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