/NDURENT

161 BASINGSTOKE

To let - new build industrial / logistics unit - under construction

Viables Business Park,
Basingstoke RG22 4BA
///necks.potato.longer



15m clear internal height.

EPC A+ rating

Targeting an EPC A+ rating.

161,400 sq ft (14,995 sq m)

Available Q1 2028.

Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Indurent 161, Basingstoke is a highly sustainable warehouse which will benefit your business, your people and the environment. Target completion of the development is Q1 2028.

Indurent 161, Basingstoke is situated on Viables Business Park and acts as an extension of Indurent's presence in the area following the development of Indurent Park Basingstoke. The park provides excellent connectivity to the motorway and is in close proximity to Junction 6 of the M3.

Basingstoke is equidistant between the Port of Southampton and London, making it an ideal distribution location.



- Grade A specification.
- EV car charging available.
- PV panels generating up to 600 kWp.
- 15% roof lights.
- LED lighting to offices.
- Targeting BREEAM Excellent.
- Targeting EPC A+ rating.

Demographics.

STRONG LOCAL LABOUR.

With a population of approximately 185,200, Basingstoke offers a large talent pool.

WORKING AGE POPULATION.

With 110,750 residents aged between 16-64, businesses have a broad workforce available to them.

UNEMPLOYMENT RATE.

Basingstoke's latest estimated unemployment rate is 3.9%, broadly in line with the national average of 4.0%.

LOCATION.

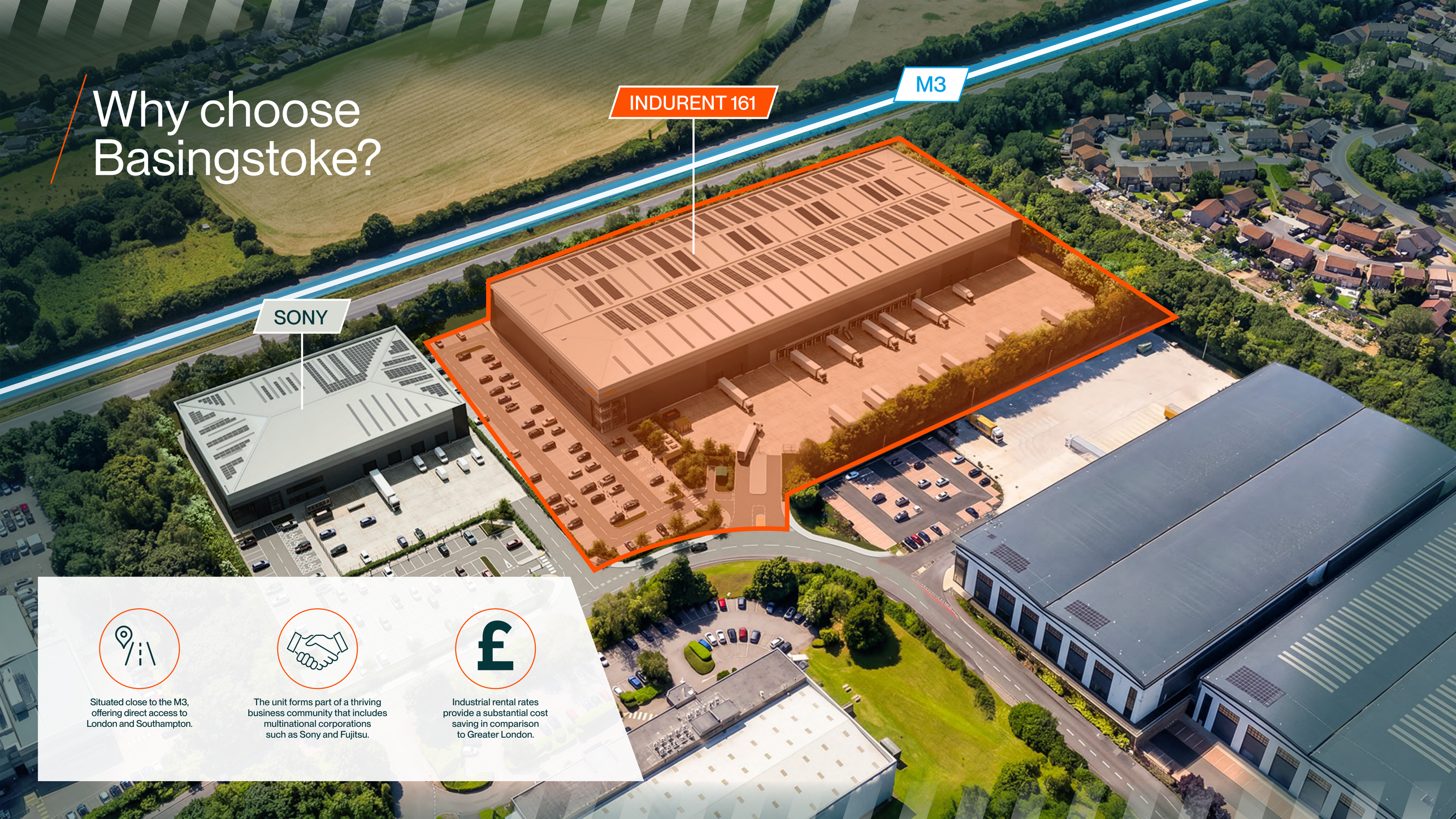
This location is a good value proposition compared to London.

Source: Office for National Statistics.



Warehousing that Works.

Why choose Basingstoke?

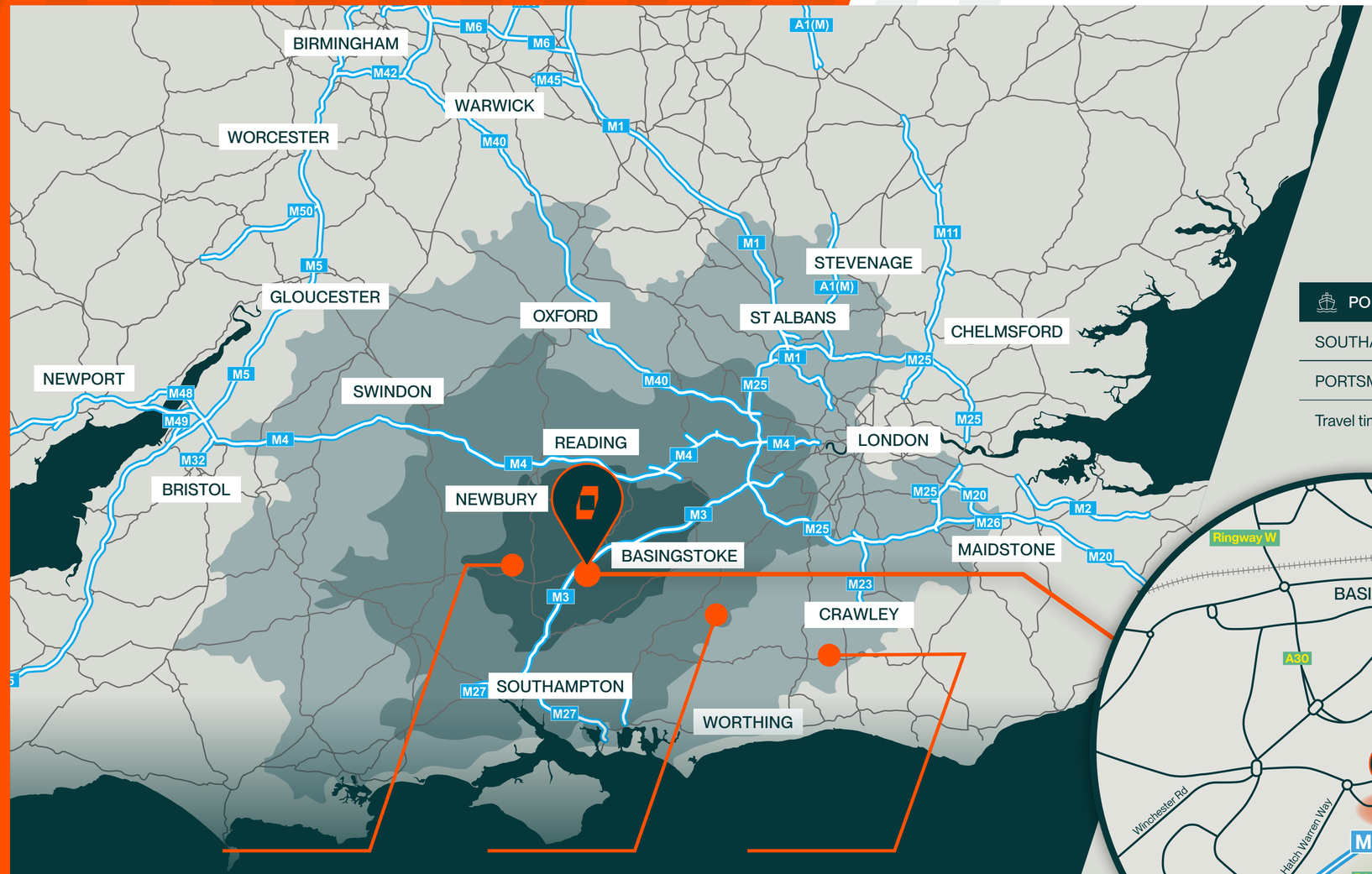


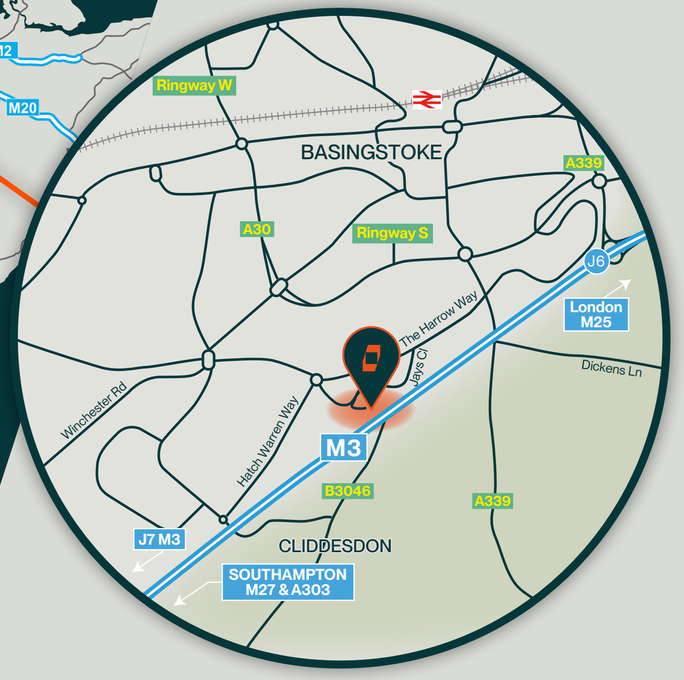
Situated close to the M3, offering direct access to London and Southampton.

The unit forms part of a thriving business community that includes multinational corporations such as Sony and Fujitsu.

Industrial rental rates provide a substantial cost saving in comparison to Greater London.

You're well-connected.





PORTS	MILES
SOUTHAMPTON PORT	31
PORTSMOUTH PORT	46

Travel times indicative only.

TOWNS AND CITIES	MILES
BASINGSTOKE	3
NEWBURY	18
FARNBOROUGH	20
SOUTHAMPTON	30
LONDON	50

ROAD CONNECTIONS	MILES
M3 J6	0.5
A339	3
A33	4
M3 J7	4
A303	7
J11 M4	16

AIRPORTS	MILES
FARNBOROUGH AIRPORT	18
SOUTHAMPTON AIRPORT	28
HEATHROW AIRPORT	37
LONDON GATWICK AIRPORT	60

30 minutes drive time

Population **849,516**

1 hour drive time

Population **5,685,780**

1.5 hours drive time

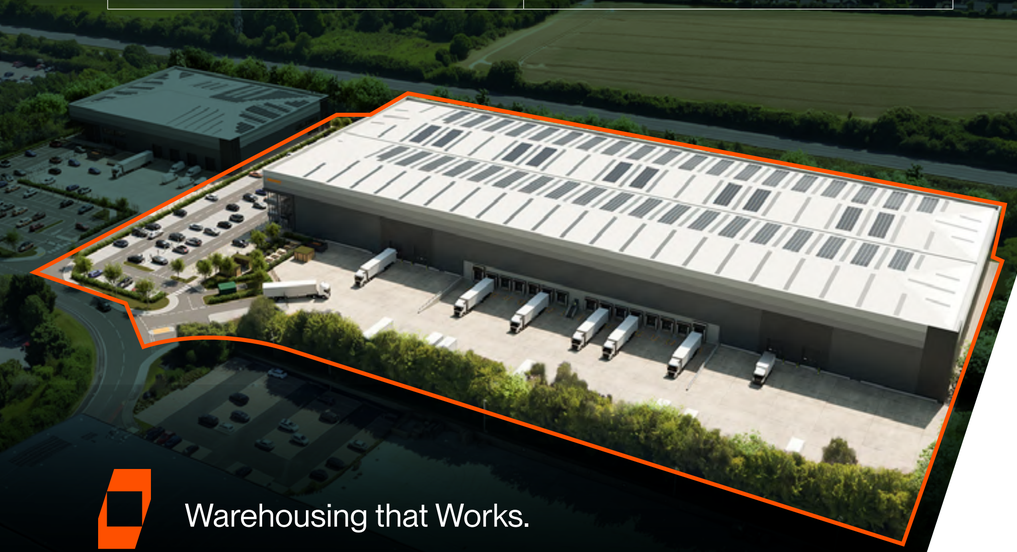
Population **15,268,162**

Disclaimer: Drive times are calculated using a maximum speed of 70 mph. Please note that actual travel times and distances may vary significantly due to factors such as road conditions, time of day, traffic, roadworks, weather, legal restrictions, and other unforeseen circumstances. This estimate is provided for general guidance only and should not be used for precise route planning or scheduling. Travel times are indicative only, taken from Google Maps.

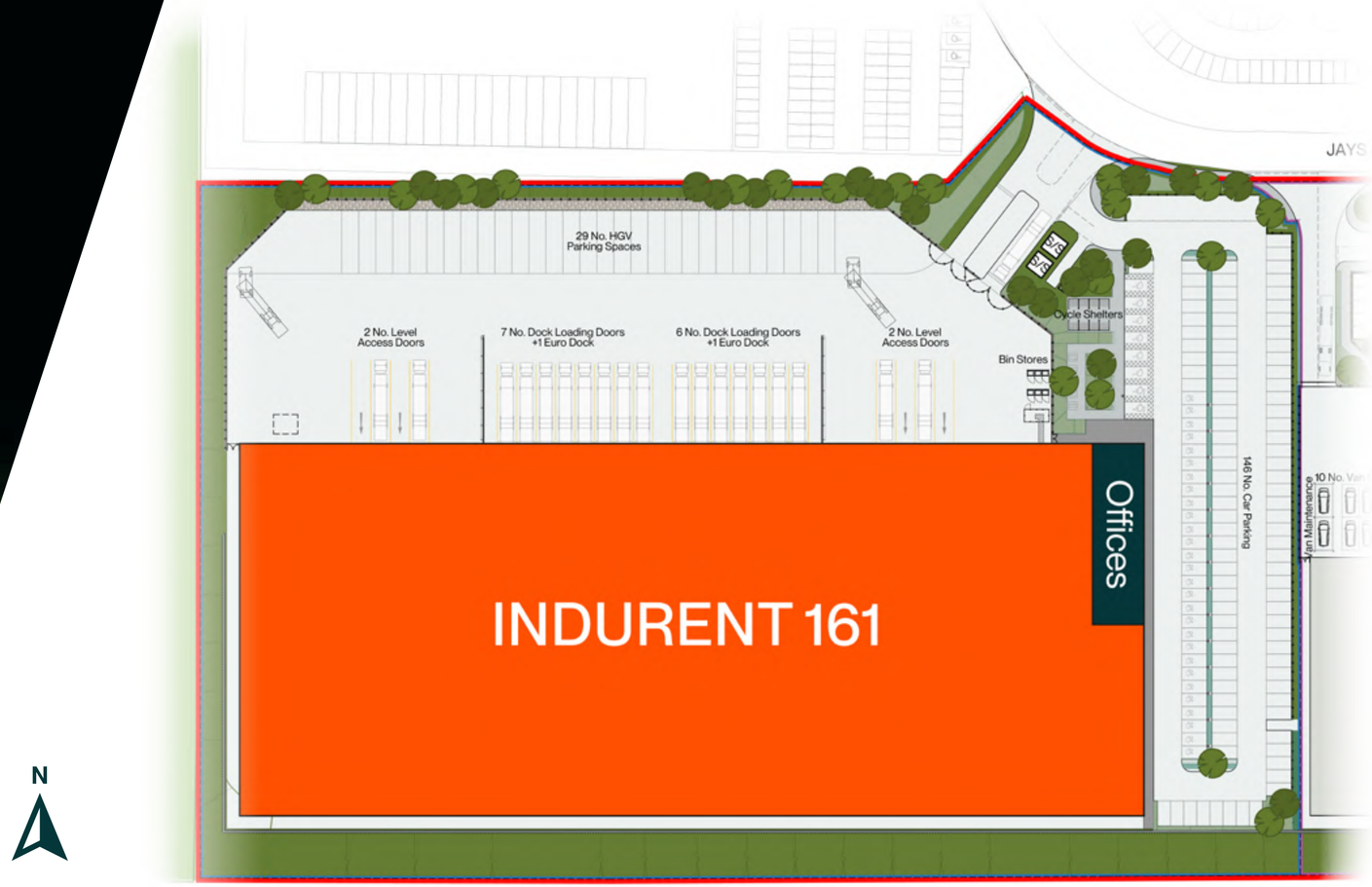
Map and population data: smappen
All travel times should be taken as a guide only. Population data taken from 2026.

Schedule of accommodation.

	INDURENT 161
WAREHOUSE	148,829 SQ FT (13,827 SQ M)
FF & SF OFFICES	7,502 SQ FT (697 SQ M)
GF CORES	1,213 SQ FT (113 SQ M)
PLANT DECK	3,856 SQ FT (358 SQ M)
TOTAL	**161,400 SQ FT (14,995 SQ M)**
YARD DEPTH	50M
CLEAR INTERNAL HEIGHT	15M
LEVEL ACCESS DOORS	4
LOADING DOCKS	15 (INC. 2 EURO DOCKS)
FLOOR LOADING	50 kN SQ M
HGV PARKING	29
CAR PARKING	146



Warehousing that Works.



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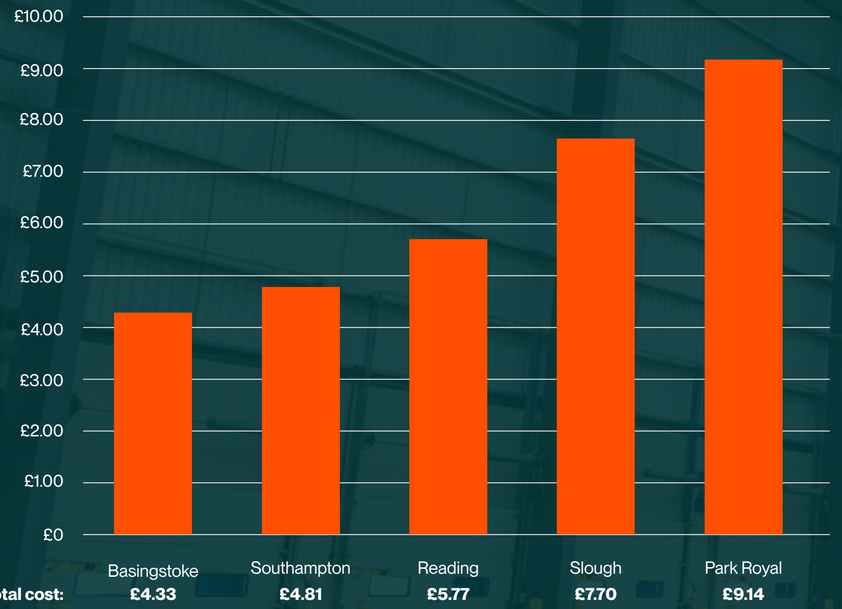
Unit plan is indicative.

Why Indurent 161, Basingstoke?

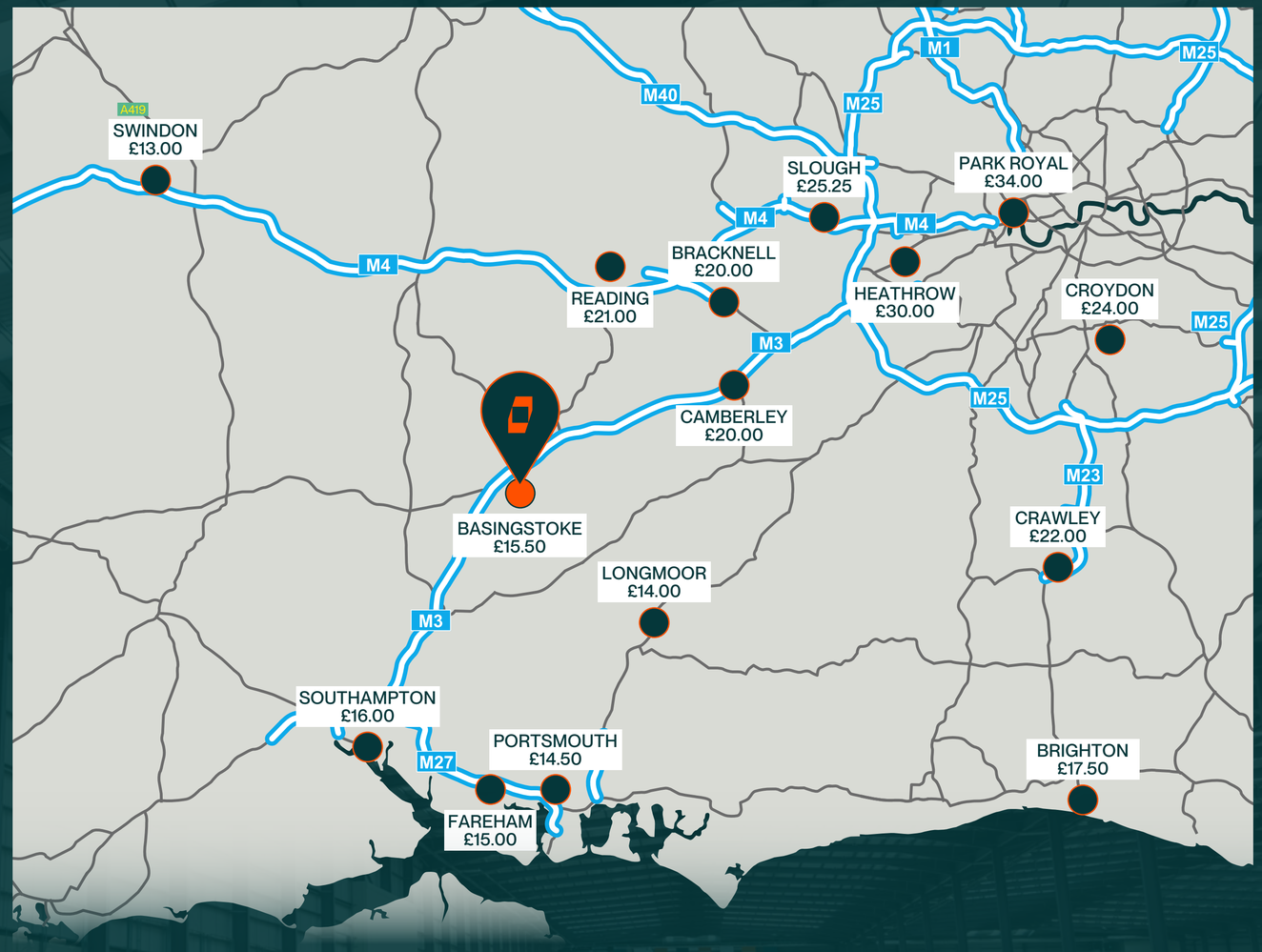
With Indurent 161, Basingstoke due to deliver in Q1 2028, this unit benefits from 1.3 MVA power supply and net zero carbon offices in operation.

Comparative Warehouse Business Rates per sq ft



	Basingstoke	Southampton	Reading	Slough	Park Royal
Total cost:	**£4.33**	**£4.81**	**£5.77**	**£7.70**	**£9.14**

Rates payable figures, on a per-square-foot basis, for similarly sized new warehouses in those locations are as above.



Annual rental rates at Indurent 161, Basingstoke are lower than those across the surrounding area.

The Indurent Standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- → 75% enhancement on building regulations for air leakage
- → 30% better than current requirements for embedded carbon
- → Delivered by industry leading supply chain
- → Sustainable environments addressing wellbeing
- → Designed for flexibility and low operational cost
- → Quality materials throughout
- → Operational life cycle recycling
- → Flexible office space for future fitout
- → Low energy use
- → Net carbon zero embedded



Warehousing that Works.









Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



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Warehousing that Works.

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Discover more

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