

M3 J6 | UK
Jays Close
Viables
Basingstoke
what3words
/// punk.walks.camp

panattoni.co.uk/vpark

VPARK 80

Speculatively built warehouse opportunity

79,824 SQ FT

GRADE-A UNIT
GRADE-A UNIT
GRADE-A UNIT
GRADE-A UNIT
AVAILABLE
NOW

 PANATTONI

 IPIF

 BUILT TO
NET ZERO CARBON

VPARK80

VIABLES | BASINGSTOKE | M3 J6



LAST 2 UNITS • LAST 2 UNITS • LAST 2 UNITS • LAST 2 UNITS • LAST 2 UNITS

AVAILABLE NOW

Located on the crucial M3 corridor within 40 minutes of J12 M25, V Park provides a new speculative development serving the London, Southampton and South East markets.

Benefiting from an established industrial location with strong public transport links and amenities, V Park is only 2 miles from the centre of Basingstoke.

Specification


8 DOCK DOORS


2 LEVEL ACCESS DOORS


12.5M CLEAR INTERNAL HEIGHT


450* KVA POWER


50KN/M2 FLOOR LOADING


15% ROOF LIGHTS


FM2 FLOORING


SOLAR PV ENABLED


61.5M YARD DEPTH


57 CAR PARKING SPACES


6 EV CHARGING POINTS


22 HGV TRAILER SPACES



NORTH



Accommodation

Ground Floor	73,779 sq ft	6,854 sq m
First Floor Office	6,045 sq ft	562 sq m
TOTAL (GEA)	79,824 sq ft	7,416 sq m

*With the potential to increase if required.



SUSTAINABLE AS STANDARD

Benefit from a high standard specification, targeting Net Zero Carbon technology to prioritise energy efficiency and reduce operating costs.



Building fabric designed and constructed to very high standards of insulation and air tightness



15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking



Sub-metering of energy consumption

BUILT TO NET ZERO CARBON



Meets environmental & social standards



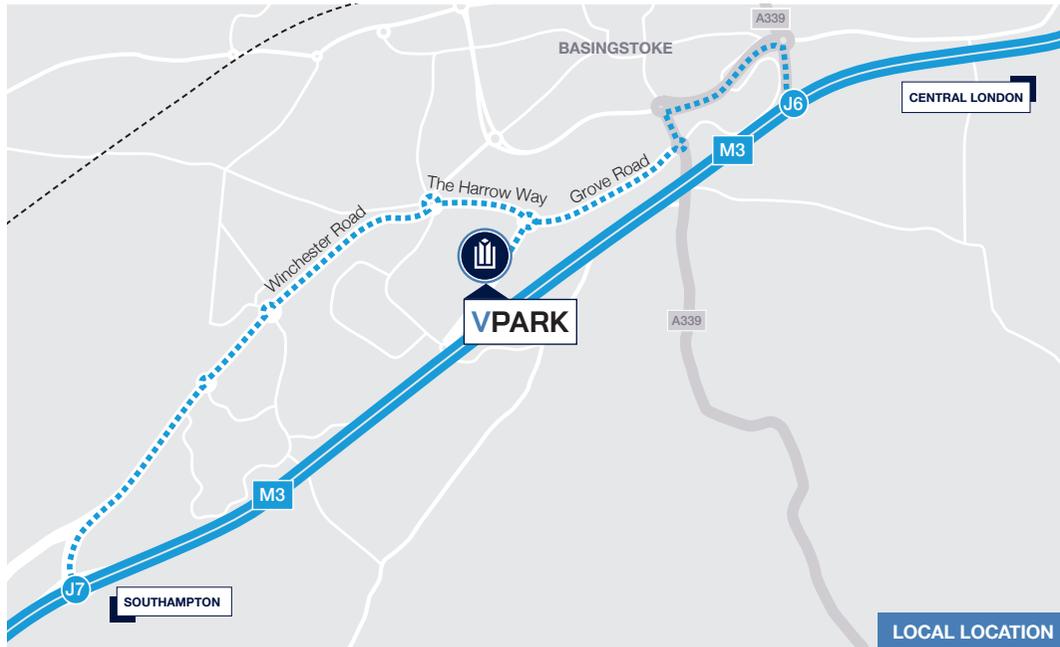
BREEAM 'Excellent'



EPC rating of 'A' 14

V Park provides easy access to J6 and J7 of the M3, offering rapid access to the massive markets of London and the South East.

The Port of Southampton is 30 miles away, bringing international markets within reach.



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