

G-Park Basingstoke

208,254 sq ft prime industrial/logistics opportunity — available To Let now, located in the highly sought-after M3 corridor.



GLP 

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G-Park Basingstoke

Cutting-edge specification in prime M3 corridor location

G-Park Basingstoke is a new, highly-specified 208,254 sq ft speculative development, offering an unrivalled opportunity to service the London and wider South East markets.

Location

The site is superbly located within 3 miles of Junction 6 of the M3 and is only 28 miles from Junction 12 of the M25, providing access to the wider national motorway network. The key south coast port of Southampton is 37.5 miles to the south west, enabling an occupier to benefit from established trade routes with the continent and beyond.



SUSTAINABLE AS STANDARD

Sustainability benefits are built into every development at no extra cost, including water harvesting, PV roof panels, optimising natural light and implementing building environmental analytics to monitor energy usage.



The right location

Strategic location

G-Park Basingstoke is the ideal location for reaching the southern markets in the UK, and with Southampton Port accessible in less than 60 minutes, access to Europe is also within easy reach.

The site is situated on Priestley Road, which is accessed from the A340 Aldermaston Road, providing immediate access to the A339 Basingstoke Ringway North. This provides a dual carriageway route to J6 of the M3, 3 miles to the South East.

The established Houndmills Industrial Area is located to the south of the A339 with major occupiers including Sainsbury's, Royal Mail, XPO Logistics, Leverton Clarke and GAME.



821,360 households within a 30 mile radius
Source: leafletdrop.co.uk



130,000 population within 15 mins



520,000 population within 30 mins



2.5 million population within 1.5 hrs



23.3 million population within 2.25 hrs



47.6 million population within 4.5 hrs

JOURNEY DISTANCE AND TIMES



| Destination | Miles | Time |
|-------------|-------|---------|
| M3 | 3 | 6 mins |
| M4 | 14 | 25 mins |
| M27 | 32 | 30 mins |
| M25 | 29 | 33 mins |
| M40 | 36 | 69 mins |

Conurbation

| | | |
|----------------|-----|---------|
| Basingstoke | 1.7 | 6 mins |
| Reading | 19 | 25 mins |
| Oxford | 44 | 55 mins |
| Central London | 49 | 93 mins |



| Airports | Miles | Time |
|-------------|-------|---------|
| Southampton | 33 | 35 mins |
| Heathrow | 35 | 50 mins |
| Gatwick | 61 | 97 mins |
| Luton | 67 | 74 mins |



| Ports | Miles | Time |
|------------------|-------|---------|
| Southampton Port | 37 | 60 mins |
| Port of Bristol | 88 | 97 mins |



| Rail | Miles | Time |
|----------------|-------|----------|
| Basingstoke | 1.5 | 6 mins |
| Channel Tunnel | 124 | 173 mins |



MOTORWAY LINKS



Major road links
Junction 6 of the M3, via the A339 is 3 miles to the South.



Major road links
Junction 4 of the M27, via the M3 is 32 miles to the South.



Major road links
Junction 11 of the M4, via the A33 is 14 miles to the North.



Major road links
Junction 4 of the M40, via the A33, M4 and the A404(M) is 36 miles to the North.

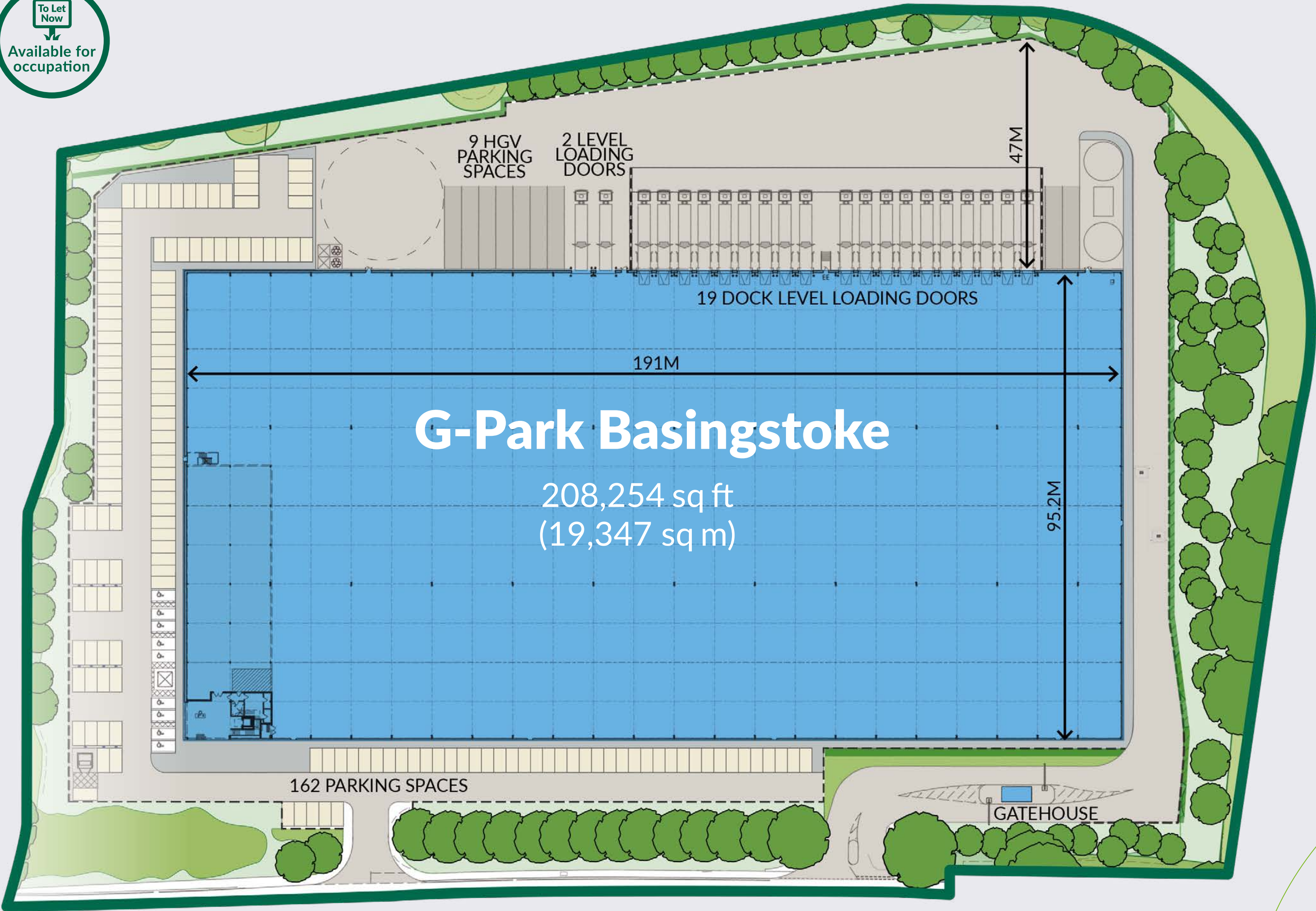


Major road links
Junction 12 of the M25, via the M3 is 29 miles to the East.



G-Park Basingstoke

Prime M3 corridor industrial/logistics opportunity – available To Let now



SCHEDULE OF ACCOMMODATION

| TOTAL GIA | TOTAL GIA |
|---------------|-------------|
| 208,254 SQ FT | 19,347 SQ M |

| | | |
|--------------------|---------------|-------------|
| Ground Floor | 196,117 sq ft | 18,220 sq m |
| First Floor Office | 10,582 sq ft | 983 sq m |
| Second Floor | 1,361 sq ft | 126 sq m |
| Gatehouse | 194 sq ft | 18 sq m |
| Total (GIA) | 208,254 sq ft | 19,347 sq m |

KEY FEATURES

- 15m clear height
- 2 level access
- 19 dock doors
- 9 HGV parking
- 162 car parking (inc. 20% car charging bays)
- 34 car charging
- Building Environmental Analytics
- 47m yard depth
- 72 cycle spaces
- 2 MVA power supply
- For first year of occupancy
- 50 kN psm floor loading



GLP in Europe

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 March 2023, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

Learn more at glp.com/global

Our European operating portfolio consists of more than 9.1 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 3.5 million SQM. **To learn more about our European operations, please go to eu.glp.com**



**9.1 million sq m
operating portfolio**



**>10 million sq m
development in 30 years**



**3.5 million sq m
development pipeline**



**Strong
global presence**



Contacts

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In partnership with



GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. September 2024. Terms: Available leasehold — details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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<https://eu.glp.com/property/g-park-basingstoke/>



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