

PRELUDE HOUSE

BASINGSTOKE

AVAILABLE FOR SALE
OR TO LET

AVAILABLE FROM Q4 2026

RARE FREEHOLD AVAILABLE TO BE
REFURBISHED/ALTERED/EXTENDED
TO AN OCCUPIER'S REQUIREMENTS
17,772 SQ FT ON 1.61 ACRES

AVAILABLE FOR SALE OR TO LET
POTENTIAL FOR FURTHER 10,000 SQ FT

PRELUDE HOUSE
CROCKFORD LANE
CHINEHAM
BASINGSTOKE
RG24 8WH



SHARPER.YARD.ITERATION

DESCRIPTION

The property is a purpose-built cash handling facility, constructed circa 1994. It offers occupiers the rare opportunity to acquire a high-security facility, mitigating significant fit-out costs. The building is situated in a fenced compound with secure storage and vault areas arranged on the ground floor, with ancillary offices and plant at first floor level.

The ground floor comprises storage space with secure areas behind reinforced walls and floors, linked by airlock double door entry systems, processing areas for deliveries, a concrete vault and a control room monitoring vehicle and pedestrian movements via the building's compartmentalised access system. The first floor provides 4,903 SQ FT of offices, boardroom,

WC, staff and kitchenette areas. There is air conditioning throughout, which is to be replaced with a new VRF system.

The building has three internal high security loading bays with dock level access and is constructed of concrete frame, with brick faced elevations under pitched tiled roofs and toughened glass windows throughout.

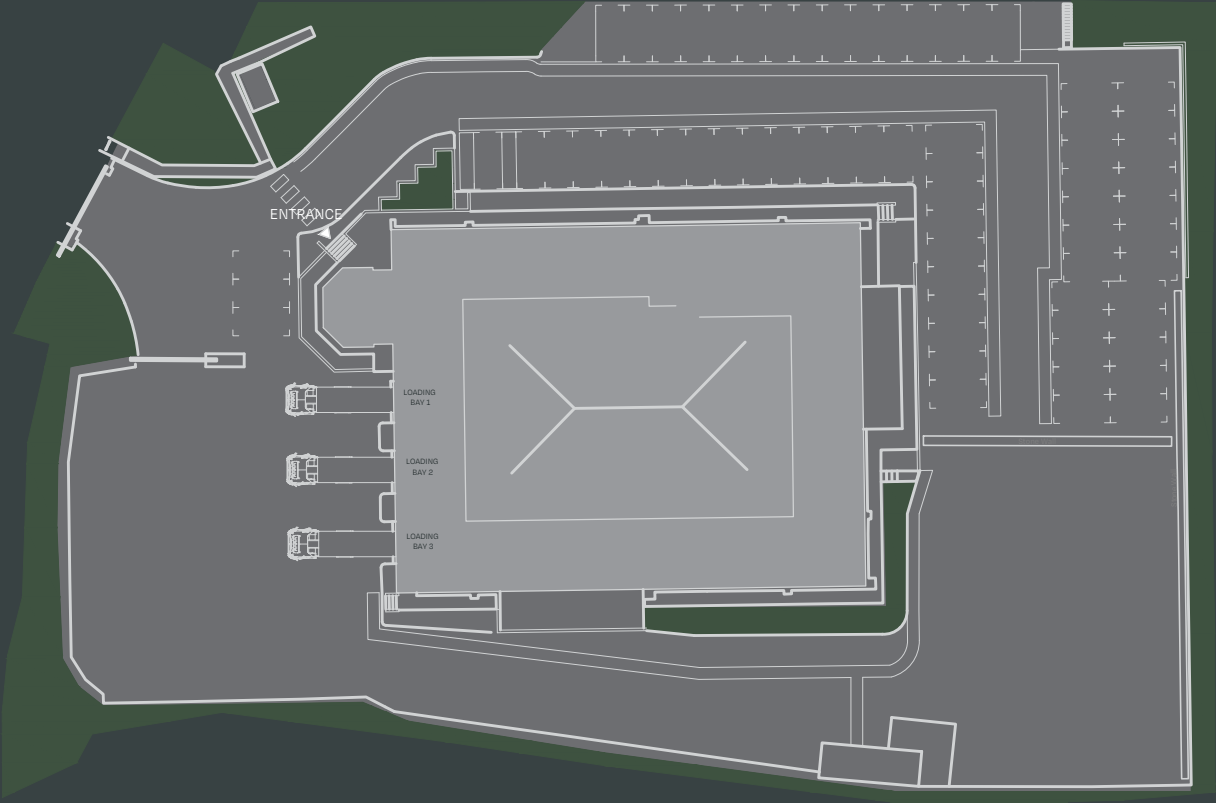
Externally the site is bounded by a steel palisade fence. The yard and car parking areas are laid with a mixture of tarmacadam and brick paviours, and there are 50 marked car parking spaces.

The building has a 30 year, incident free history.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor (Mail Building)	12,545	1,165.92
Ground Floor (Security Pod)	324	30.15
1st Floor	4,903	455.67
Total (GIA)	17,772	1,651.74

SITE PLAN



THE SITE PLAN SHOWN REFLECTS THE CURRENT CONFIGURATION.

PROPERTY SPECIFICATION



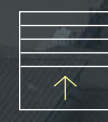
Security Led
Construction



Control room,
toughened glass
windows & airlock
double door
security systems



Ground floor
vault



3 secure internal
loading bays each
with dock levellers



1.62-acre
secure compound
with an electrified
fence



First floor offices,
boardroom,
WC, staff and
kitchenette areas



315 kVA
power supply
& back up
generator



EPC Rated B
(To be A)



Available from
Q4 2026



50 car parking
spaces



Alarm &
CCTV
systems



Potential to
expand and
reconfigure

03 **PRELUDE HOUSE**

M3 JUNCTION 6

South Coast

London

Chineham

BASINGSTOKE TOWN CENTRE

Crockford Lane

Labcold

Tridonic UK

Sanmina

Chineham Business Park

Nomios UK&I

Milexia UK

Crockford Lane

Yoyotech

Chineham Park

CiContinuity

**PRELUDE
HOUSE**

Crockford Lane

Yusen Logistics

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LOCATION

BASINGSTOKE AT A GLANCE

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.



31%

ABOVE THE UK AVERAGE
FOR PRODUCTIVITY



185,200
(2021 CENSUS)

POPULATION



84%

OF RESIDENTS
AGED 16-64 ARE
ECONOMICALLY ACTIVE



**2
MILLION +**

CONSUMERS WITHIN
A 60-MINUTE DRIVE

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

Hampshire International Business Park is a well-established commercial location, and with the adjoining Chineham Business 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, which in turn leads to J11 of the M4 at Reading. The A339 Ring Road provides access to J6 M3 and the A34 at Newbury as well as the wider national road network. 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 the nearby Chineham Shopping Centre (6 mins drive).

WELL CONNECTED

 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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TENURE

Available freehold or by way of a new Full Repairing and Insuring lease, on a term to be agreed.

A DEVELOPMENT BY:

CRAIGARD

VIEWINGS:

For more information or to view please contact the agents:

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Brochure by  **virtualoom**

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