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

PRELUDE

Crockford Lane
Chineham
Basingstoke
RG24 8WH

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

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CRAIGARD

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

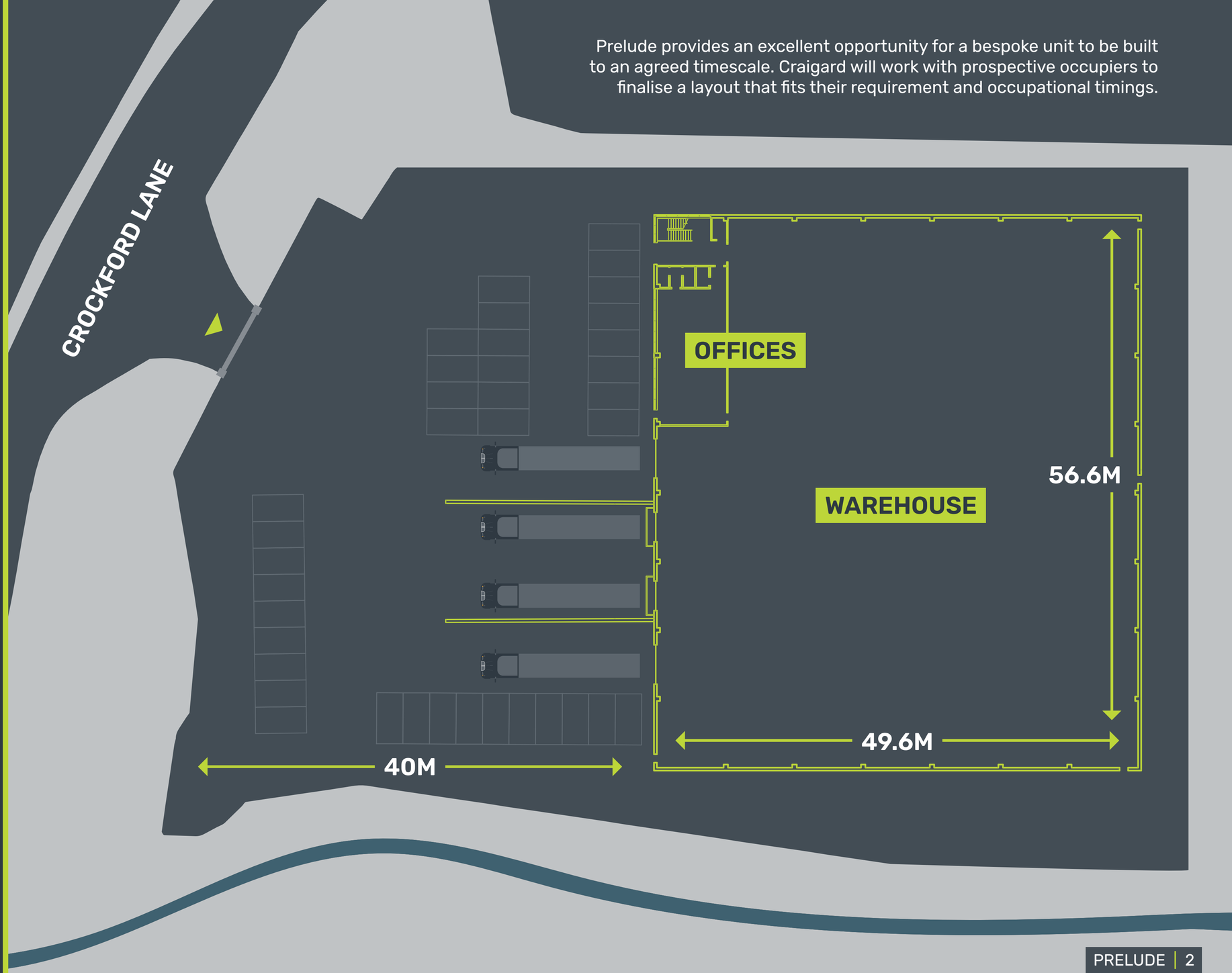
DOCK AND GROUND LEVEL LOADING

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

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

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**

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.

HOLLIS HOCKLEY
01256 489800
hollishockley.co.uk

NICK HARDIE
nick.hardie@hollishockley.co.uk
07732 473357

FREDDIE CHANDLER
freddie.chandler@hollishockley.co.uk
07935 769627

CUSHMAN & WAKEFIELD
0203 296 2000
cushmanwakefield.com

HEATHER HARVEY-WOOD
heather.harvey-wood@cushwake.com
07917 423467

GEORGE O'CONNOR
george.oconnor1@cushwake.com
07552 267385

A Development By: CRAIGARD

preludebasingstoke.com

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