

G-Park Basingstoke

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



Speculative build



208,060 sq ft



High spec



Strategic location



Strong labour pool



RG24 9NL



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G-Park Basingstoke

Cutting-edge specification in prime M3 corridor location

G-Park Basingstoke is a new, highly-specified 208,060 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
M25	29	33 mins
M27	32	30 mins
M40	36	69 mins
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.

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BASINGSTOKE, UK

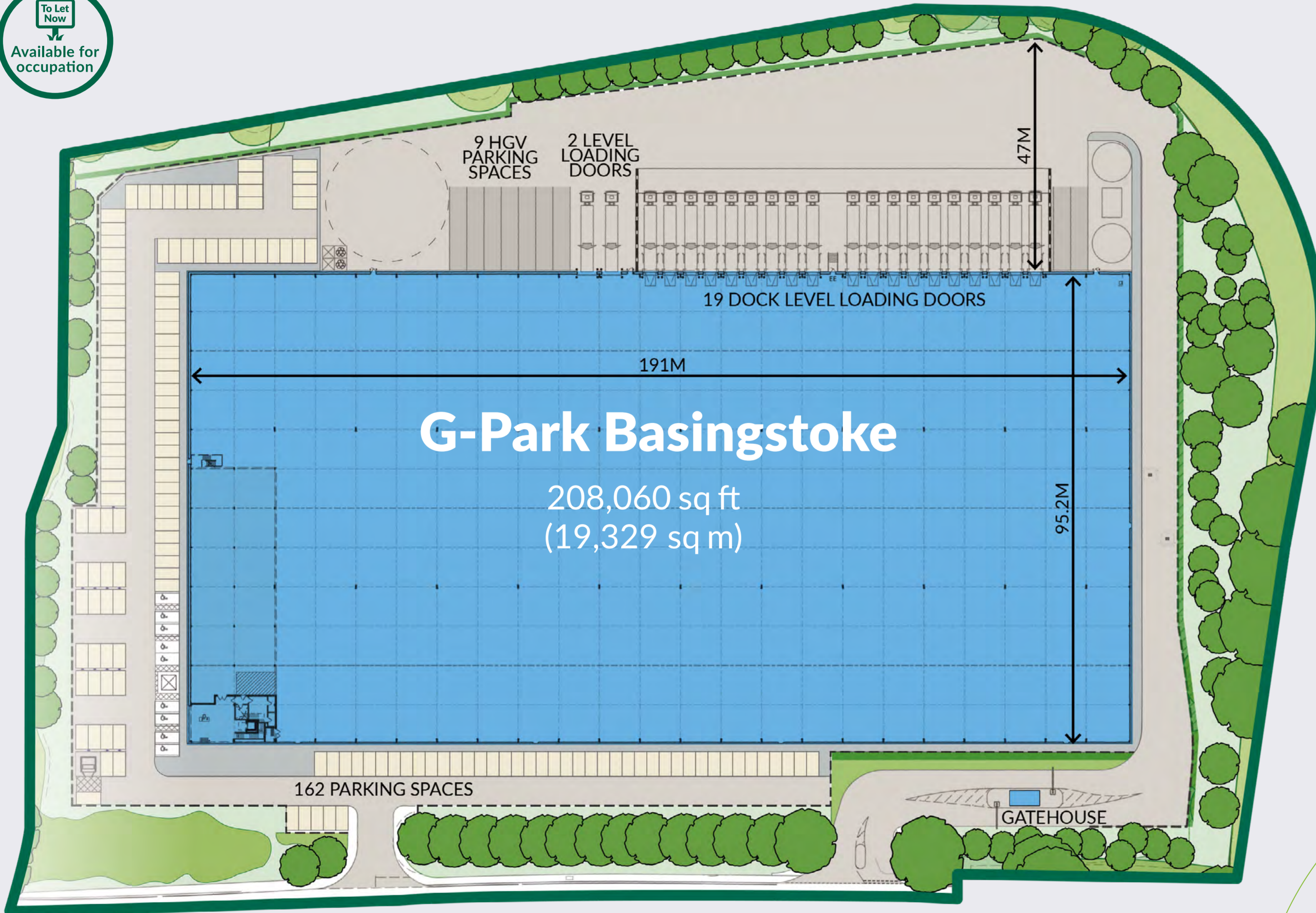
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Prime M3 corridor industrial/logistics opportunity – available To Let now



To Let Now
Available for occupation



SCHEDULE OF ACCOMMODATION

TOTAL GIA
208,060 SQ FT

TOTAL GIA
19,329 SQ M



Ground Floor	196,117 sq ft	18,220 sq m
First Floor Office	10,582 sq ft	983 sq m
Second Floor Office	1,361 sq ft	126 sq m
Total GIA	208,060 sq ft	19,329 sq m
Gatehouse	194 sq ft	18 sq m

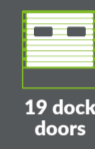
KEY FEATURES



15m clear height



2 level access



19 dock doors



9 HGV parking



162 car parking
(inc. 20% car charging bays)



32 car charging



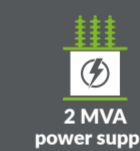
Building Environmental Analytics



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

If you would like any further information on the building, or to arrange a meeting, please contact:



Adrienne Howells
Senior Development Director, GLP

adrienne.howells@glp.com
 +44 (0)20 7901 4455

Alex Eade
Development Surveyor, GLP

alex.eade@glp.com
 +44 (0)20 7901 4455

London office
50 New Bond Street
London W1S 1BJ

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. May 2024. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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Toby Green
 TGreen@savills.com
 +44 (0)7870 555 716

Natasha Ryan
 natasha.ryan@savills.com
 +44 (0)7812 760 310



Nick Hardie
 nick.hardie@hollishockley.co.uk
 +44 (0)7732 473 357

Will Merrett-Clarke
 william.merrett-clarke@hollishockley.co.uk
 +44 (0)7774 269 443



Nick Tutton
 nick.tutton@cbre.com
 +44 (0)7887 563 264

Hannah Stainforth
 hannah.stainforth@cbre.com
 +44 (0)7500 990 467



Tom Kimbell
 tom.kimbell@cushwake.com
 +44 (0)7920 005 471

Heather Harvey-Wood
 Heather.Harvey-Wood@cushwake.com
 +44 (0)7917 423 467

Cameron Mitchell
 cameron.a.mitchell@cushwake.com
 +44 (0)7392 092 534

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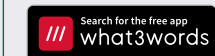


For the latest news and onsite progress visit
<https://eu.glp.com/property/g-park-basingstoke/>



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Priestley Road
Basingstoke
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