

G-Park Basingstoke

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



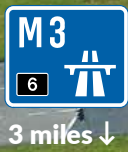
GLP 

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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
Luton	67	74 mins
Gatwick	61	97 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.



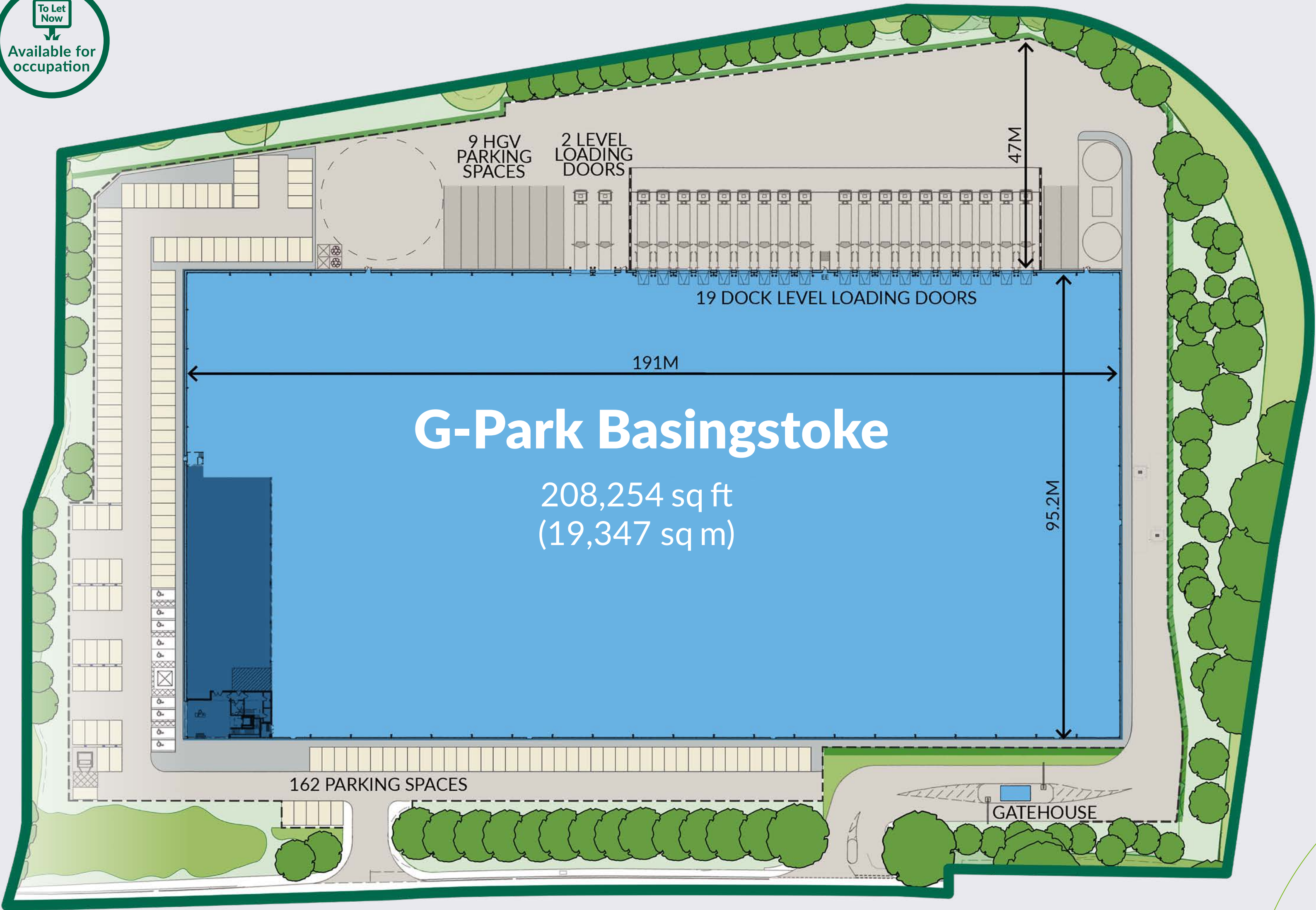
Major road links
Junction 12 of the M25, via the M3 is 29 miles to the East.

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BASINGSTOKE, UK

RG24 9NL

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

As of 1st March 2025, GLP Capital Partners Limited and certain of its affiliates, excluding its operations in Greater China, are now a part of Ares Management Corporation (NYSE: ARES), a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, real estate, private equity and infrastructure asset classes. **For more about Ares, visit www.aresmgmt.com**

As of 31st December 2024, the GLP Europe operating portfolio consists of more than 10.3 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.3 million SQM. **To learn more about our GLP European operations, please go to eu.glp.com**



**10.3 million sq m
operating portfolio**



**>10 million sq m
development in 35 years**



**1.3 million sq m
development pipeline**



**Strong
global presence**



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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. July 2025. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

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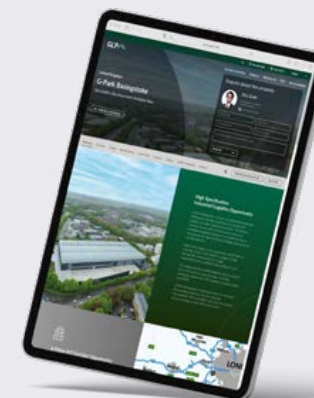


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For the latest news and onsite progress visit
<https://eu.glp.com/property/g-park-basingstoke/>



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