

INDUSTRIAL/WAREHOUSE TO LET

3SR

25,633 SQ FT READY
Q4 2026

3 STEWART ROAD, KINGSLAND BUSINESS PARK, BASINGSTOKE, RG24 8AH

PROPERTY



3SR comprises a detached, self-contained, modern distribution / production building at the heart of Kingsland Business Park. The unit has a large secure yard and 2 roller shutter doors into the warehouse. The unit is currently undergoing extensive refurbishment and will be available Q4 2026.



INDICATIVE CGI IMAGE

3SR www.kingslandbusinesspark.co.uk

SPECIFICATIONS & ESG



6.0m min
clear internal height



2 ground level
loading doors



50KN/m²
floor loading



Secure service
yard



Office
accommodation



16 parking
spaces



Up to 200kVA
3 phase power supply



Rooftop
solar PV



5 EV charging
points



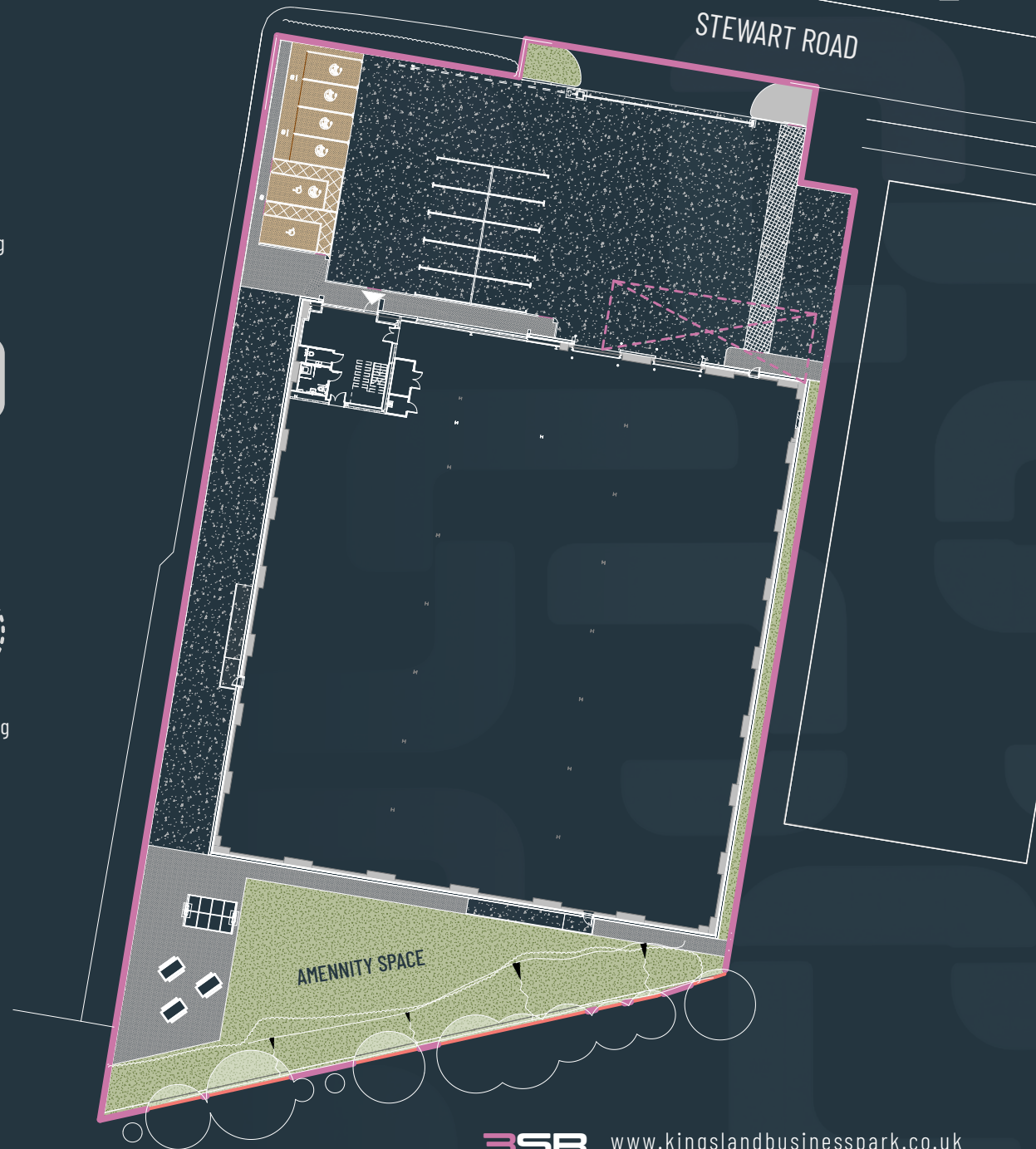
VRF comfort cooling
to the offices



Cycle
shelters



EPC
A+



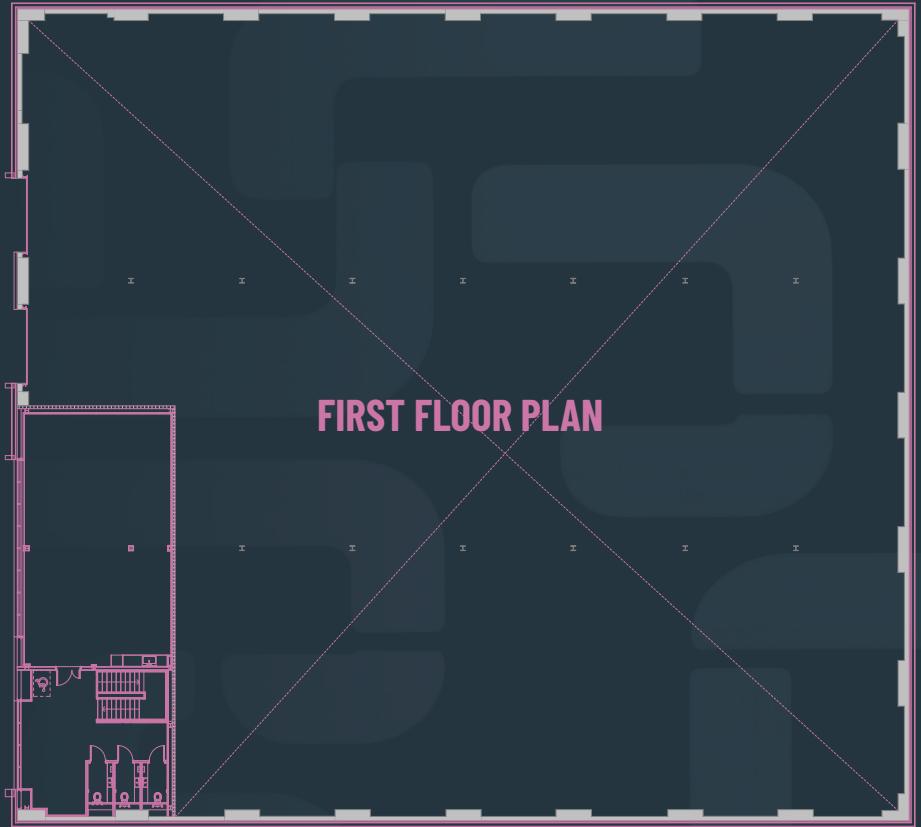
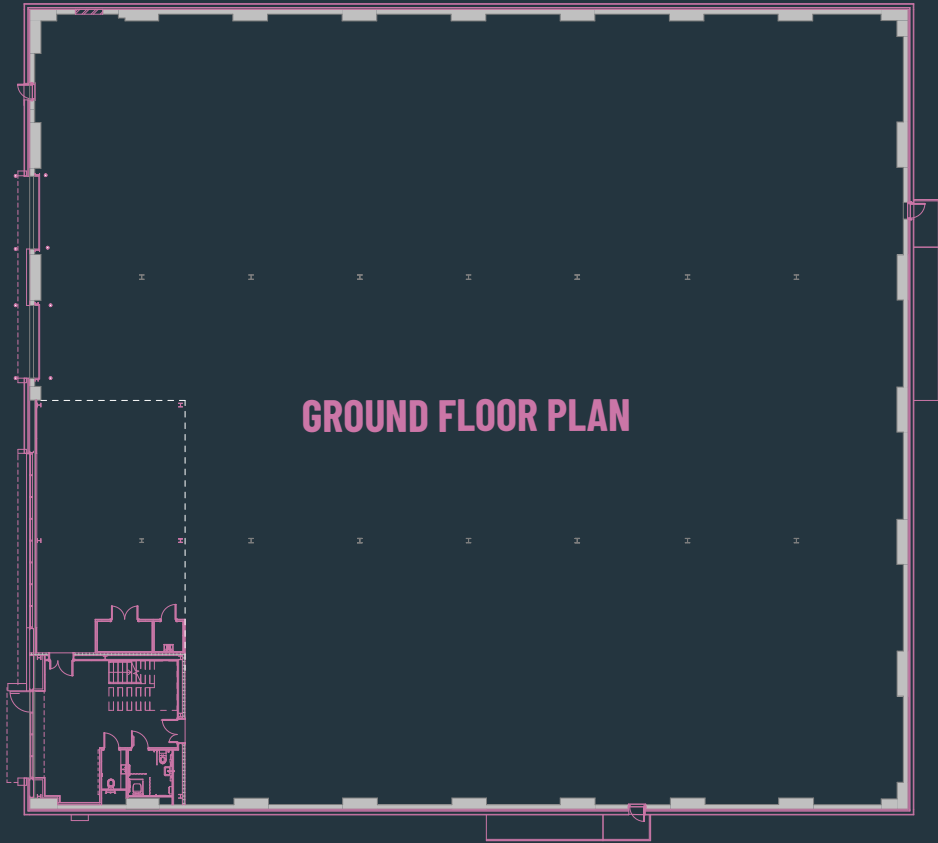
INDICATIVE CGI IMAGE



ACCOMMODATION

All floor areas are provided on a Gross External Area (GEA) basis.

UNIT	SQ FT	SQ M
GROUND FLOOR WAREHOUSE	22,685	2,107.5
GROUND FLOOR OFFICE	799	74.0
FIRST FLOOR OFFICE	2,149	199.5
TOTAL	25,633	2,381





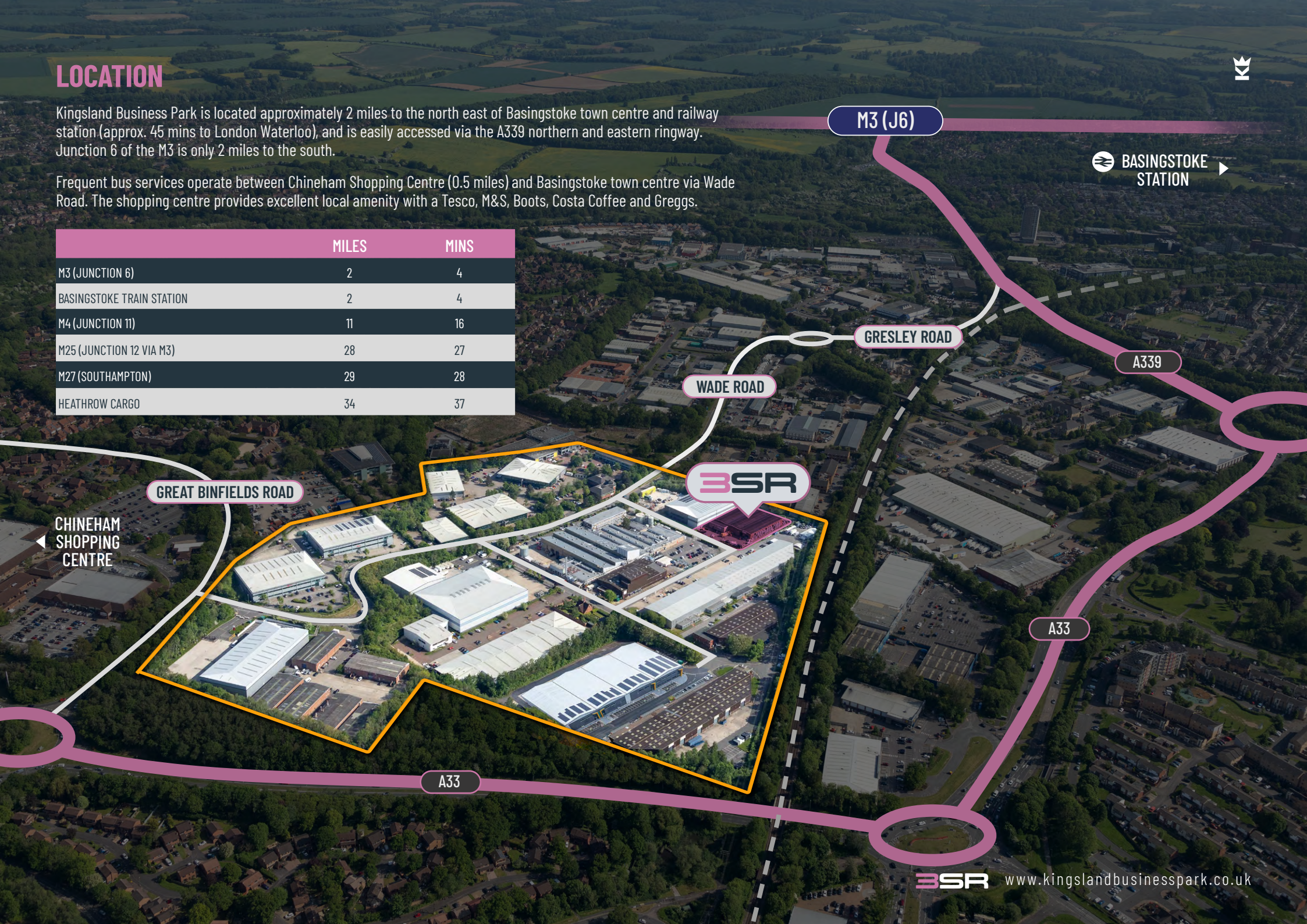
INDICATIVE CGI IMAGE

LOCATION

Kingsland Business Park is located approximately 2 miles to the north east of Basingstoke town centre and railway station (approx. 45 mins to London Waterloo), and is easily accessed via the A339 northern and eastern ringway. Junction 6 of the M3 is only 2 miles to the south.

Frequent bus services operate between Chineham Shopping Centre (0.5 miles) and Basingstoke town centre via Wade Road. The shopping centre provides excellent local amenity with a Tesco, M&S, Boots, Costa Coffee and Greggs.

	MILES	MINS
M3 (JUNCTION 6)	2	4
BASINGSTOKE TRAIN STATION	2	4
M4 (JUNCTION 11)	11	16
M25 (JUNCTION 12 VIA M3)	28	27
M27 (SOUTHAMPTON)	29	28
HEATHROW CARGO	34	37



M3 (J6)

BASINGSTOKE STATION

GRESLEY ROAD

A339

WADE ROAD

BSR

GREAT BINFIELDS ROAD

CHINEHAM SHOPPING CENTRE

A33

A33

BSR

www.kingslandbusinesspark.co.uk



TERMS

A new Full Repairing and Insuring Lease is available for a term to be agreed. The quoting rent is available on application.

FURTHER ENQUIRIES

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