

INDUSTRIAL/WAREHOUSE TO LET

VISION14

14,237 SQ FT

READY
Q1 2027

VISION14, KINGSLAND BUSINESS PARK, BASINGSTOKE, RG24 8AH

PROPERTY



Vision 14 comprises a self-contained, detached, new build distribution / production building located at Kingsland Business Park. The unit benefits from easy access off Wade Road and the main estate road, via Bonds Close. The unit has a large secure service yard with two roller shutter doors. The unit is under construction and will be available in Q1 2027.



SPECIFICATIONS & ESG



10.5m min
clear haunch height



2x loading
doors (4m x 5m)



50KN/m²
floor loading



Secure service
yard



Redesigned office
accommodation



19 parking
spaces



Up to 250kVA
3 phase power supply



Rooftop
solar PV



6 EV charging
points



VRF comfort cooling
to the offices



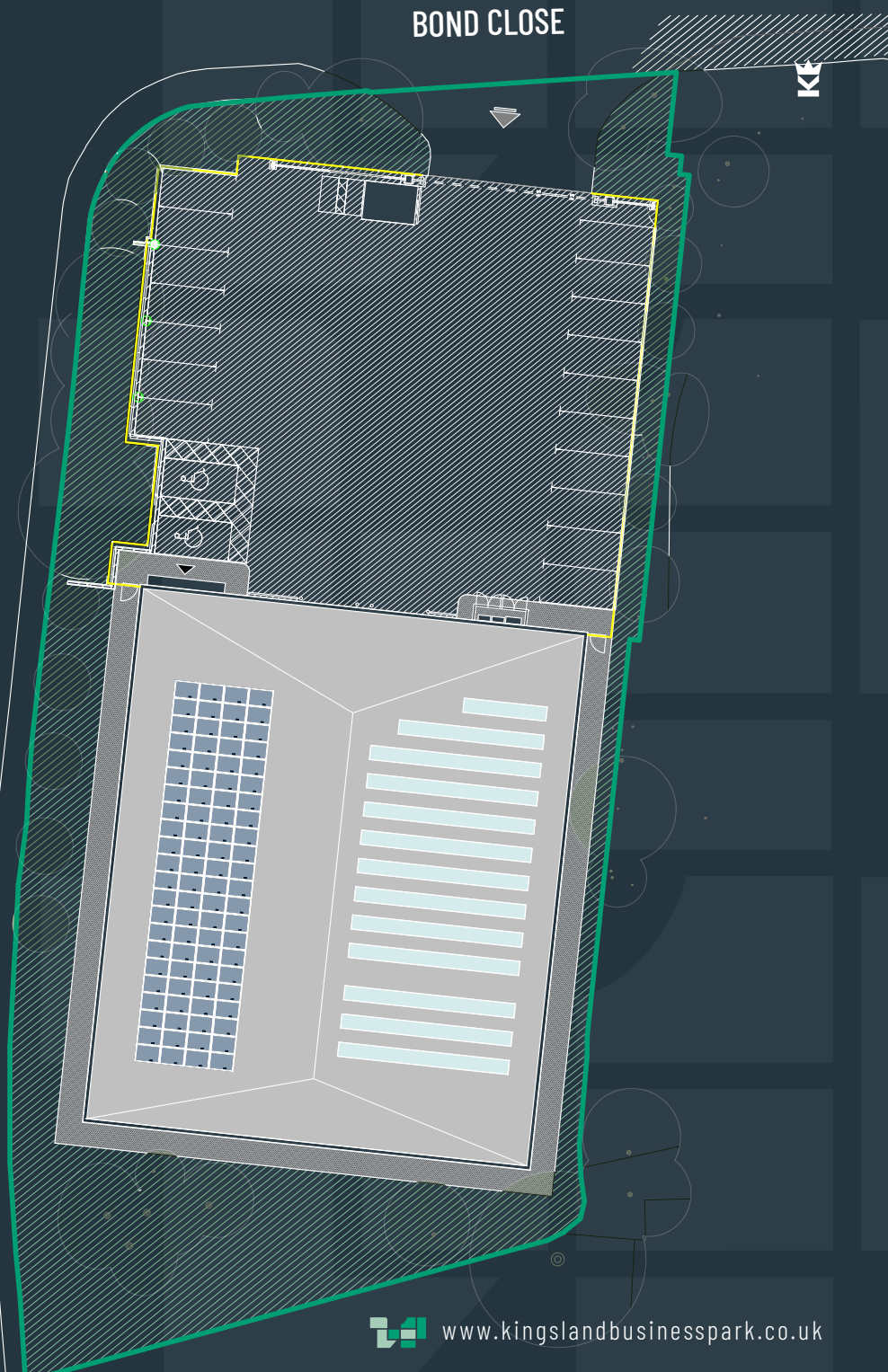
Cycle
storage

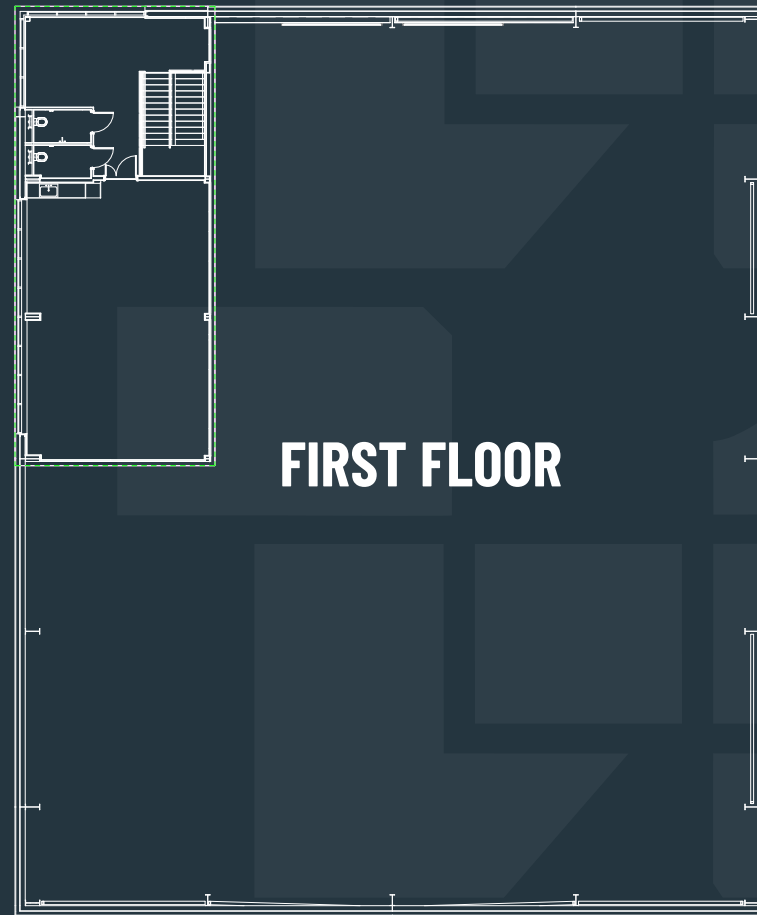


EPC A+ &
BREEAM - Excellent
(Target)

WADE ROAD

BOND CLOSE





ACCOMMODATION

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

UNIT	SQ FT	SQ M
GROUND	12,557	1,167
FIRST	1,680	156
TOTAL	14,237	1,323





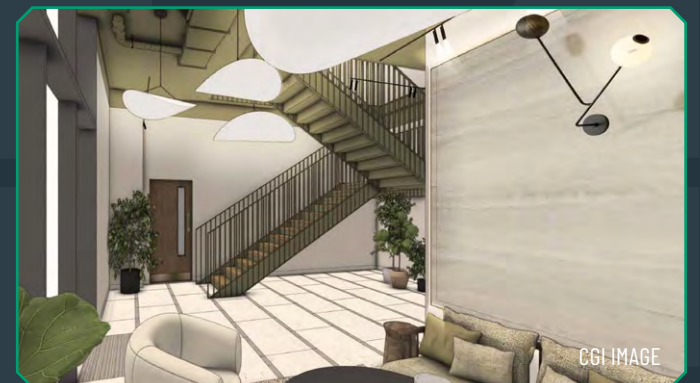
INDICATIVE IMAGE



CGI IMAGE



CGI IMAGE



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





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



020 7493 4933
property.jll.co.uk

SARAH DOWNES
sarah.downes@jll.com
07856 003 033

OLIVER HOCKLEY
oliver.hockley@jll.com
07704 687 459



CURCHOD & CO
01256 462222
curchodandco.com

DAVID BOWEN
dbowen@curchodandco.com
07836 544 565

TOM NURTON
tnurton@curchodandco.com
07741 551 255



HOLLIS HOCKLEY
01256 489800
hollishockley.co.uk

NICK HARDIE
nick.hardie@hollishockley.co.uk
07732 473 357

RHODRI SHAW
rhodri.shaw@hollishockley.co.uk
07768 448 211



www.kingslandbusinesspark.co.uk

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through JLL, Curchod & Co and Hollis Hockley. MAY 2026.