INDUSTRIAL/WAREHOUSE TO LET

VISION14

14,237 SQ FT

READY
Q4 2026

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, 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 Q4 2026.



CGI IMAGE

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

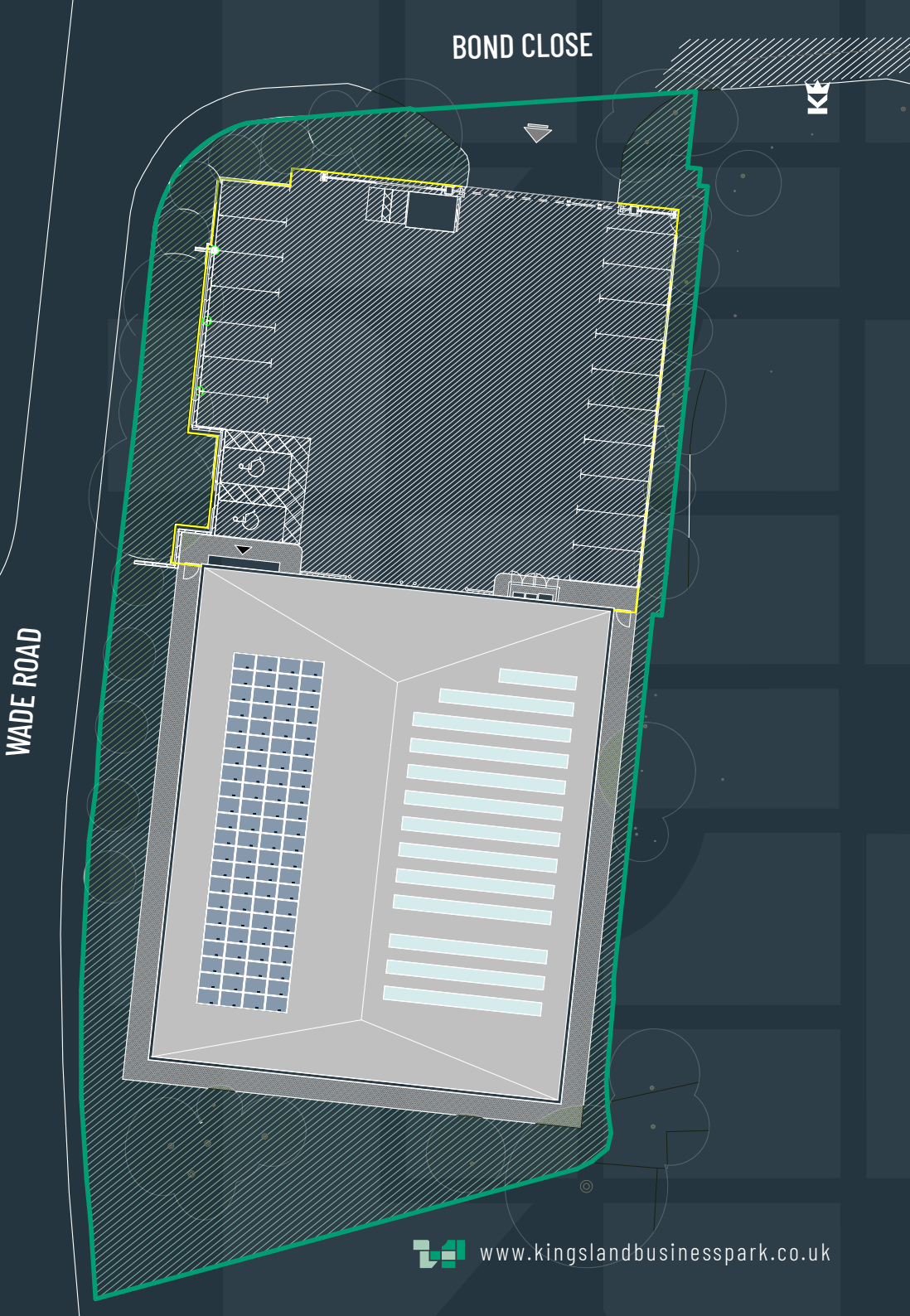
Rooftop
solar PV

6 EV charging
points

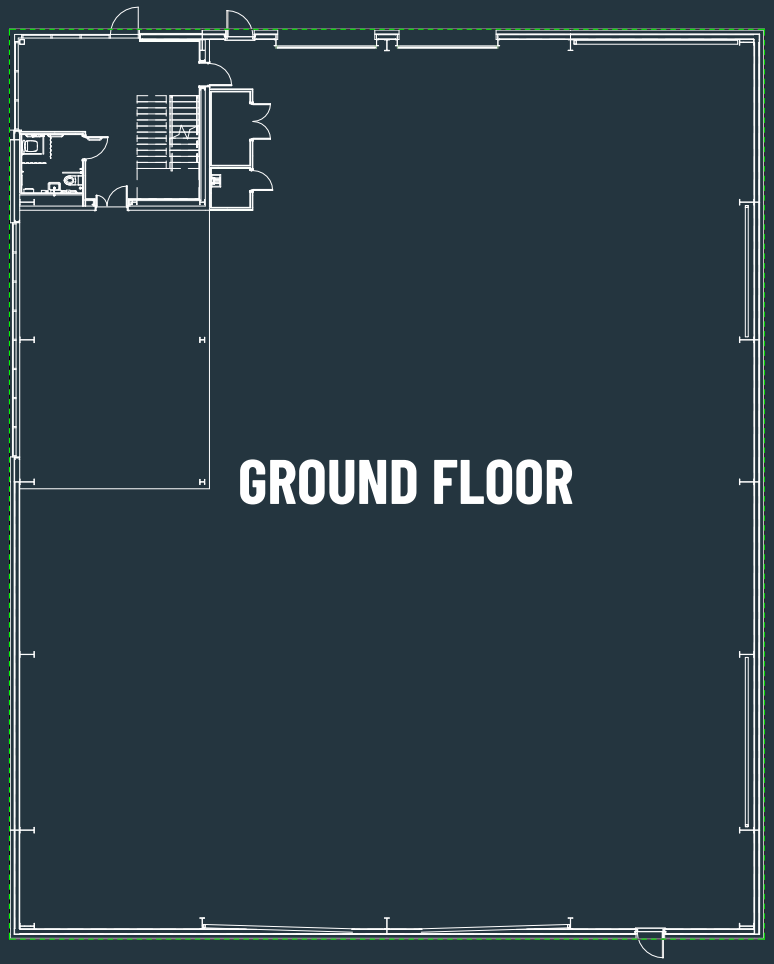
VRF comfort cooling
to the offices

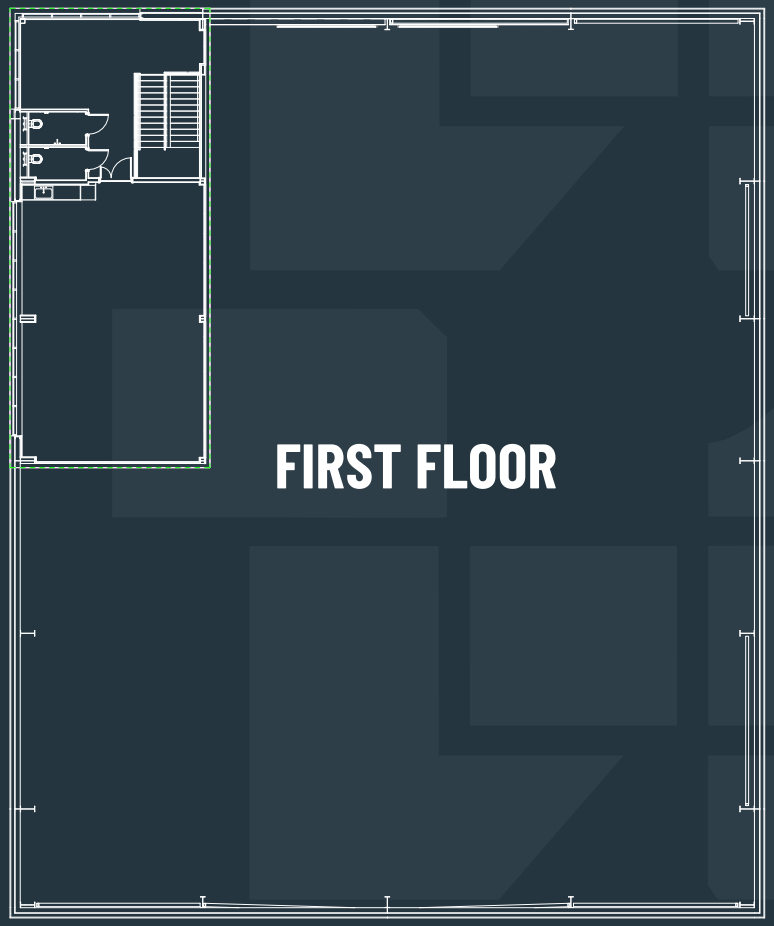
Cycle
storage

EPC A+ &
BREEAM Excellent
(Target)



www.kingslandbusinesspark.co.uk





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**



CGI IMAGE

www.kingstandbusinesspark.co.uk



INDICATIVE IMAGE



CGI IMAGE



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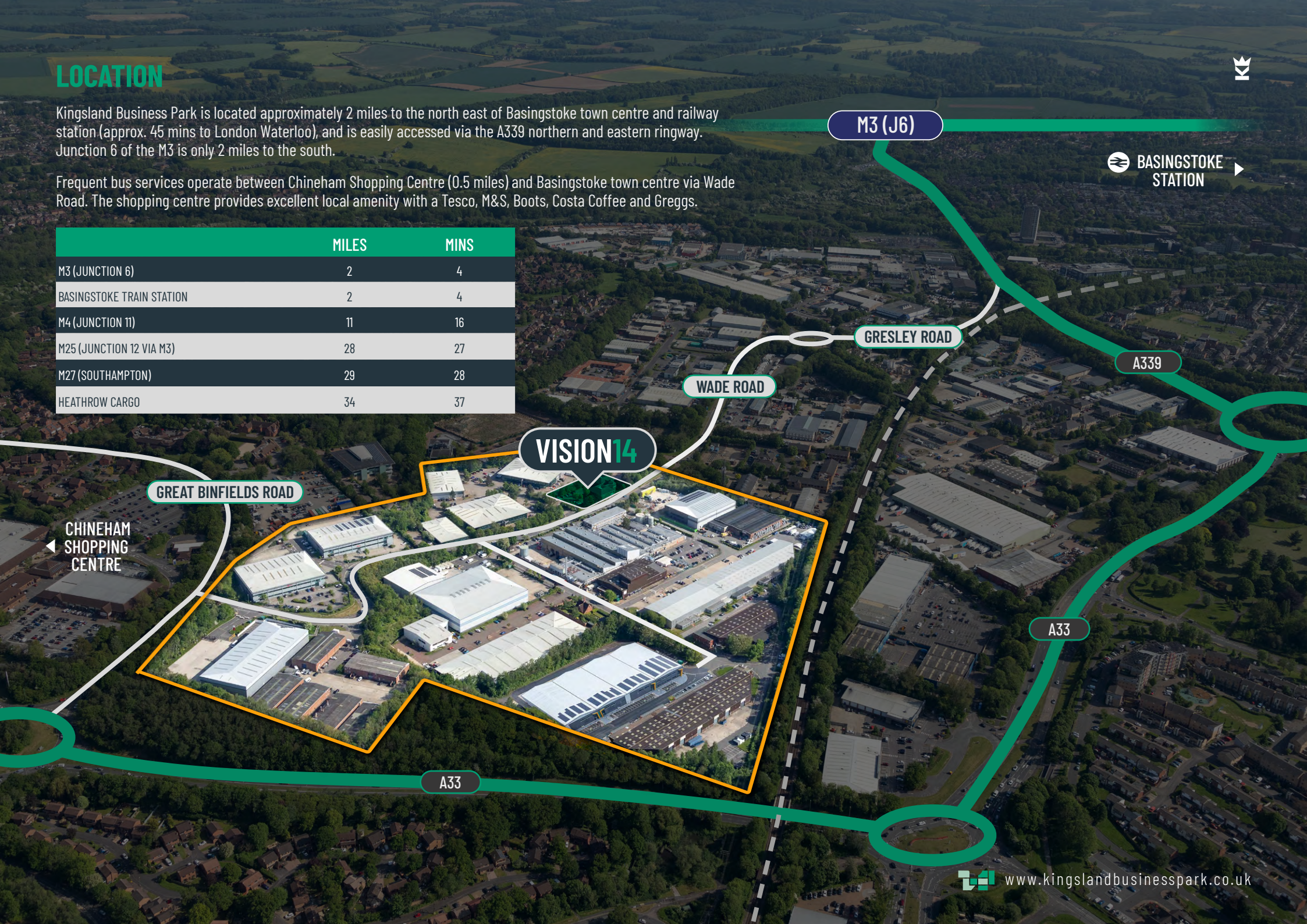
CGI IMAGE

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

JLL
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

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