

JAYS CLOSE | BASINGSTOKE | RG22 4PD | M3 J6

what3words /// event.cove.craft

VPARK

VIABLES | BASINGSTOKE | M3 J6

READY TO OCCUPY

Speculatively Built Warehouse Opportunities

UNIT 1 41,120 SQ FT

UNIT 2 79,824 SQ FT

UNIT 3 PRE-LET

panattoni.co.uk/vpark

 PANATTONI

 IPIF


TARGETING
NET **ZERO** CARBON
DEVELOPMENT

THE SCHEME

THE OPPORTUNITY



Located on the crucial M3 corridor within 40 minutes of J12 M25, V Park provides a new speculative development serving the London, Southampton and South East markets.

Only 2.2 miles from J6 and 4 miles from J7 of the M3 motorway, V Park is well positioned to take advantage of regional axis routes including the M25, A34, M27 and M4.

Benefiting from an established industrial location with strong public transport links and amenities, V Park is only 2 miles from the centre of Basingstoke. From there, London Waterloo is accessible within 45 minutes by train, with additional direct services linking to Southampton and the South West.

- Two remaining warehouse/manufacturing opportunities in a range of sizes: 41,120 and 79,824 sq ft
- Positioned to serve London and South East markets
- 96,615 sq ft pre-let prior to PC
- Port of Southampton and Heathrow Airport within 45 mins
- Proven location with public transport links and amenities
- Speculative development ready to occupy
- Targeting net zero carbon development

UNIT 1 41,120 sq ft



UNIT 1 41,120 sq ft



UNIT 2 79,824 sq ft

UNIT 3 PRE-LET



UNIT 3 PRE-LET

UNIT 2

UNIT 1

Indicative Image



THE SCHEME

THE OPPORTUNITY

DEMOGRAPHICS



VPARK

VIABLES | BASINGSTOKE | M3 J6

HGV drive times

	miles	time
M3 Junction 6	3	5 mins
Reading	19	25 mins
Southampton	28	38 mins
M25 Junction 12	30	41 mins
Oxford	44	55 mins
Central London	48	1h 5 mins

Airport

	miles	time
Heathrow Airport	39	46 mins
Gatwick Airport	62	1h 9 mins
Luton Airport	67	1h 14 mins

Port

	miles	time
Port of Southampton	30	41 mins
Port of Bristol	88	1h 37 mins
Port of Tilbury	90	1h 41 mins
London Gateway	91	1h 46 mins
Port of Dover	122	2h 6 mins

Source: Lorry Route Planner

V Park combines national reach with a large population on the doorstep.

With over 2 million people living within 45 minutes by van, V Park is ideally positioned to bridge the last mile within the region.

V Park is also a suitable location for an NDC or RDC. Strong road links bring the major population centres of London, Slough, Reading, Swindon and Southampton within 90 minutes by truck, while 57% of the total UK population is accessible within a single 4.5 hour HGV journey.

The location will also appeal to industrial and supply chain occupiers looking to serve the high tech and manufacturing businesses clustered around the M3 corridor.

Last mile / drive to work

0.13 million
PEOPLE WITHIN 15 MINS

0.52 million
PEOPLE WITHIN 30 MINS

2.04 million
POPULATION WITHIN 45 MINS

207,793
ADDRESSES WITHIN 15 MILES

YOUR WAY POINT TO LONDON

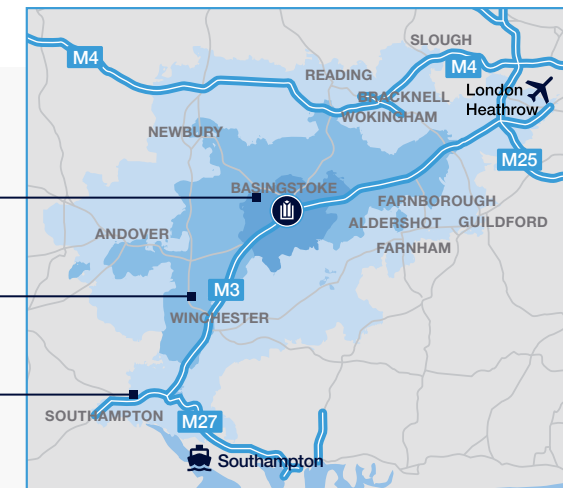
57% OF THE UK
CAN BE REACHED WITHIN
4.5 hours

38.3 million
POPULATION WITHIN
4.5 hours

25.8 million
POPULATION WITHIN
3 hours

2.6 million
POPULATION WITHIN
1.5 hours

Sources: Lorry Route Planner, Royal Mail



Source: www.drivetimemaps.co.uk



THE OPPORTUNITY

DEMOGRAPHICS

SUSTAINABILITY





Benefit from a high standard specification, targeting Net Zero Carbon (NZC) technology to prioritise energy efficiency and reduce operating costs.

- BREEAM 'Excellent' target rating
- EV charging points to 10% of car park spaces
- High level of natural daylight via 15% roof lights to the warehouse
- Glazing providing excellent thermal performance and optimum reflectance, minimising solar heat gain
- 'Supertight' air tightness of 2.5m3/m2/hr @ 50Pa
- Internal and external high efficiency LED lighting with daylight sensors and auto dimming
- Rainwater harvesting systems
- High efficiency zoned office ventilation with hybrid heat recovery and low energy mechanicals
- Variable speed pumps and fans, minimising energy usage in low draw situations compared to single speed systems
- Utilising efficient, modularised off-site manufacturing processes where appropriate
- Specifying recycled components and aggregates
- Recycling of all construction waste where possible
- Provision of recycling facilities during occupation

- Use of unbonded materials to facilitate end of life recycling
- Bicycle parking shelters

BREEAM[®]

Built to a minimum BREEAM rating of 'Excellent' EPC rating of 'A'

A 0-25

PANATTONI

**TARGETING
NET ZERO CARBON
DEVELOPMENT**





BASE SPECIFICATION

- 12.5m CLEAR INTERNAL HEIGHT
- 50m YARD DEPTH
- 50kN/m2 FLOOR LOADING
- 15% ROOF LIGHTS
- EV CHARGING POINTS
- FM2 FLOORING



UNIT 1
CLICK TO ENLARGE

UNIT 2
CLICK TO ENLARGE

UNIT 3 PRE-LET

UNIT 1 ACCOMMODATION

Ground Floor	36,330 sq ft	3,375 sq m
First Floor Office	4,790 sq ft	445 sq m
TOTAL (GEA)	41,120 sq ft	3,820 sq m

- 250* KVA POWER
- 2 DOCK DOORS
- 3 LEVEL ACCESS DOORS
- 30 CAR PARKING SPACES
- 5 HGV TRAILER SPACES

UNIT 2 ACCOMMODATION

Warehouse	73,779 sq ft	6,854 sq m
First Floor Office	6,045 sq ft	562 sq m
TOTAL (GEA)	79,824 sq ft	7,416 sq m

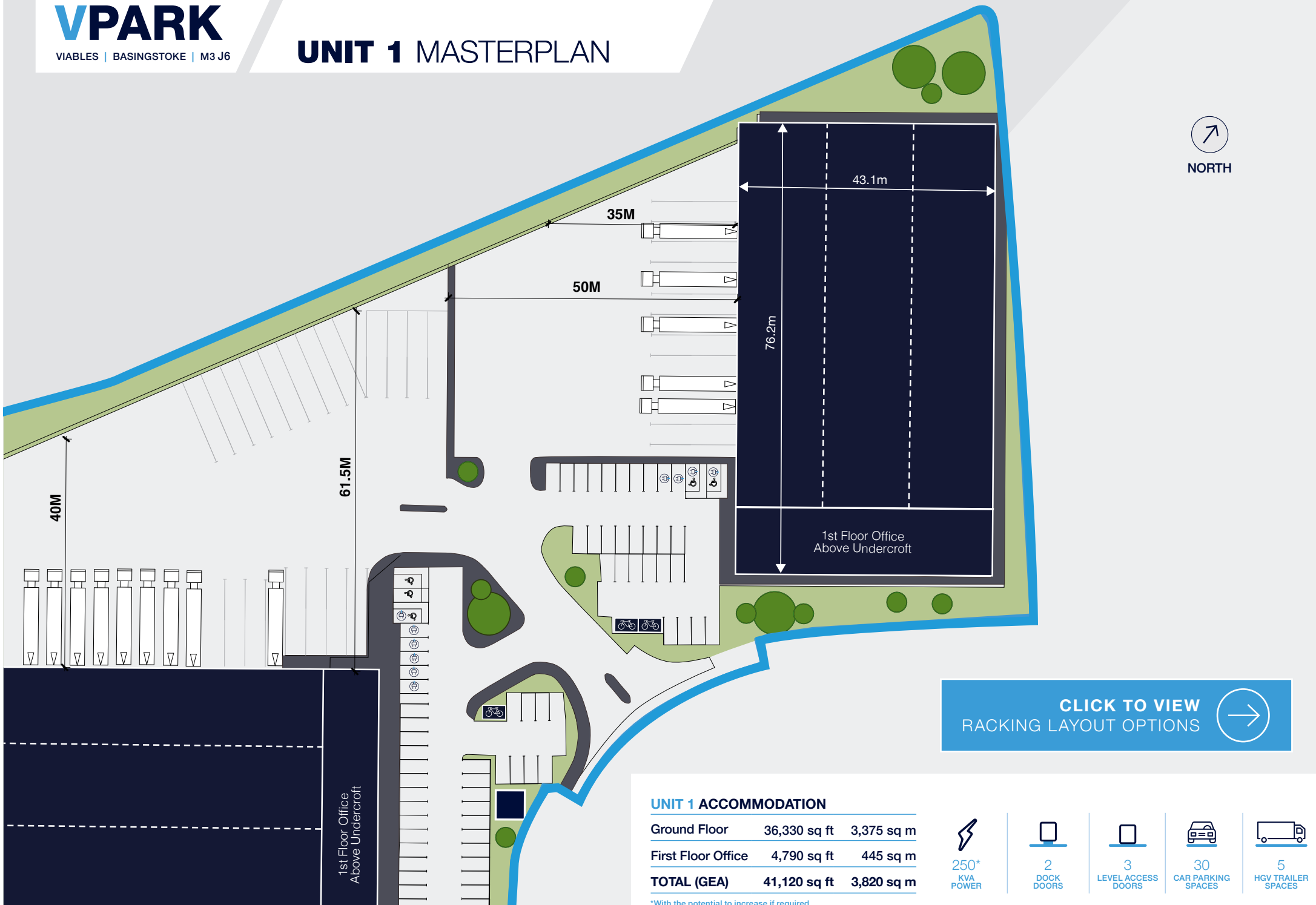
- 450* KVA POWER
- 8 DOCK DOORS (2 EURO DOCKS)
- 2 LEVEL ACCESS DOORS
- 57 CAR PARKING SPACES
- 22 HGV TRAILER SPACES

*With the potential to increase if required.



NORTH

UNIT 1 MASTERPLAN



CLICK TO VIEW
RACKING LAYOUT OPTIONS

UNIT 1 ACCOMMODATION

Ground Floor	36,330 sq ft	3,375 sq m
First Floor Office	4,790 sq ft	445 sq m
TOTAL (GEA)	41,120 sq ft	3,820 sq m

*With the potential to increase if required.

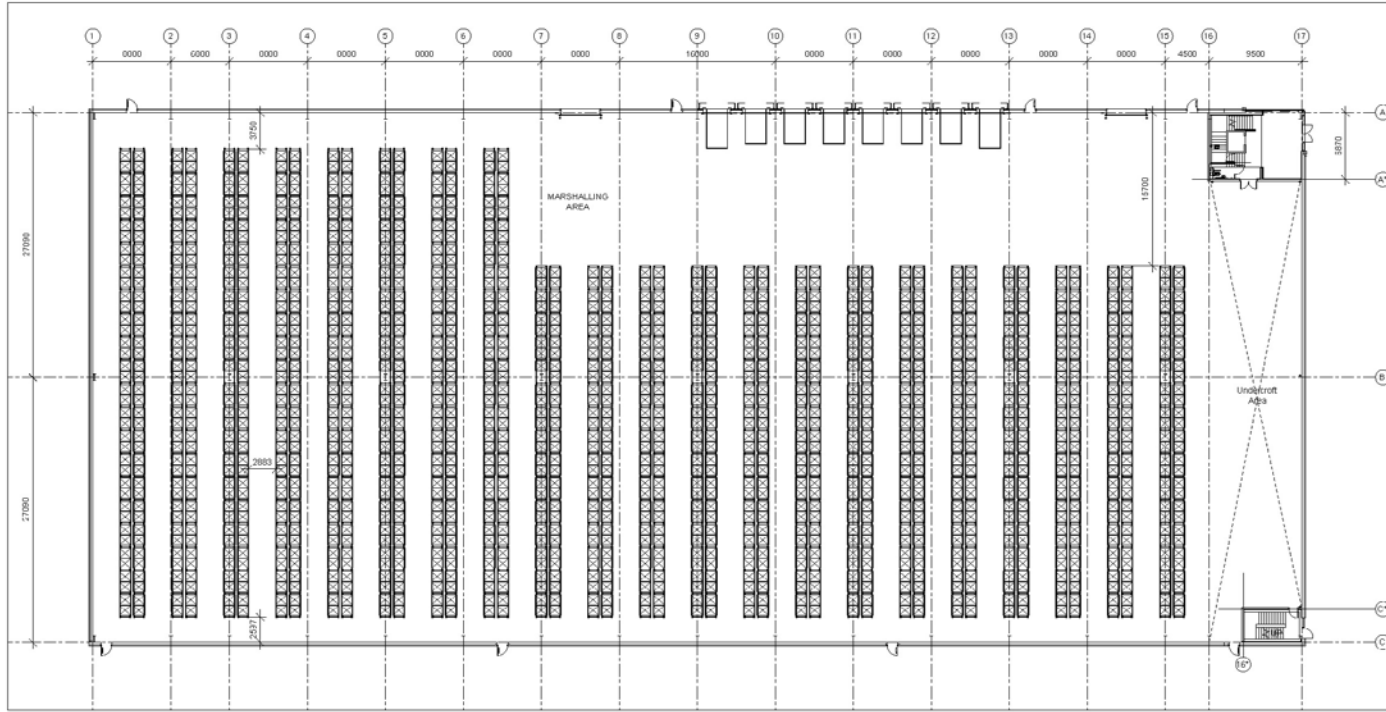
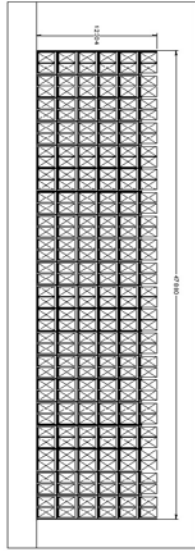
- 250*
KVA
POWER
- 2
DOCK
DOORS
- 3
LEVEL ACCESS
DOORS
- 30
CAR PARKING
SPACES
- 5
HGV TRAILER
SPACES



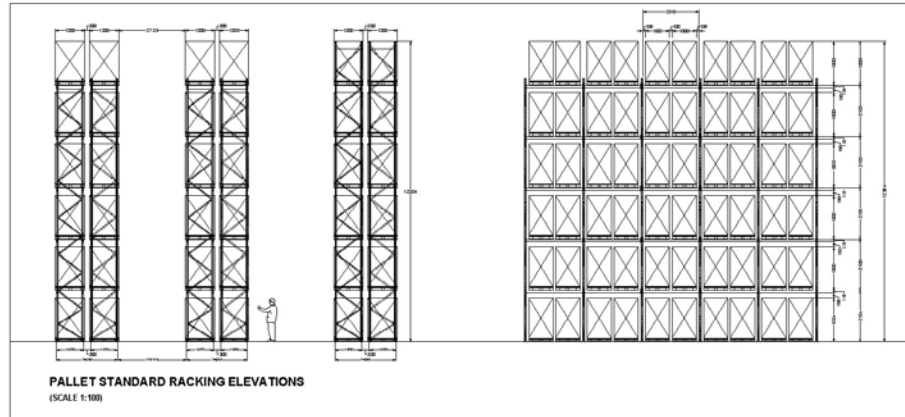
CLOSE



Unit 1



1 Warehouse Plan
1: 250



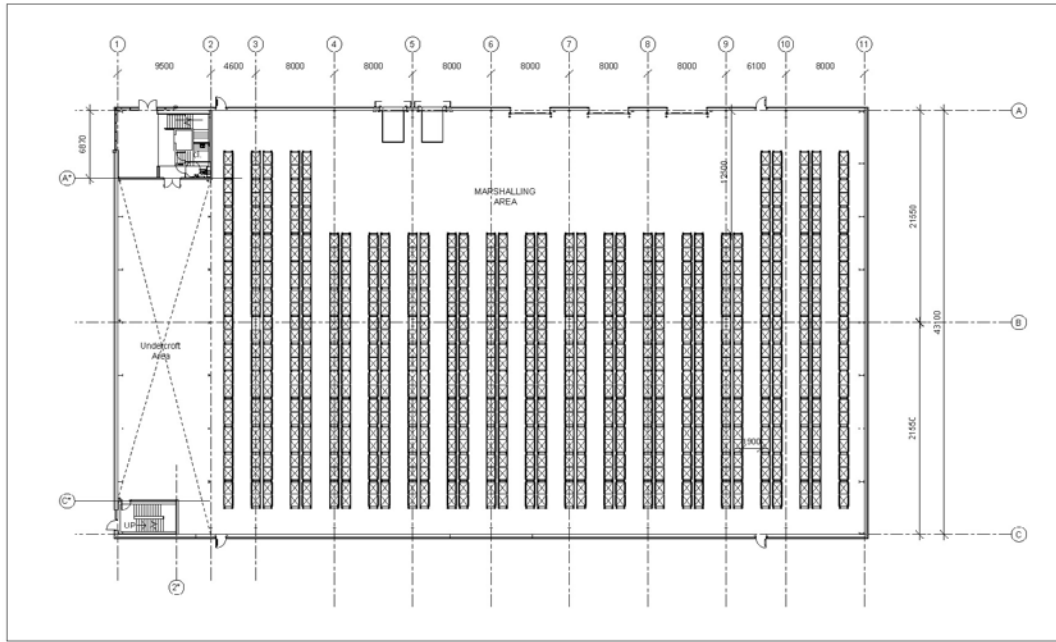
PALLET STANDARD RACKING ELEVATIONS
(SCALE 1:100)

[CLICK TO VIEW VERY NARROW AISLE RACKING POSITIONS](#)

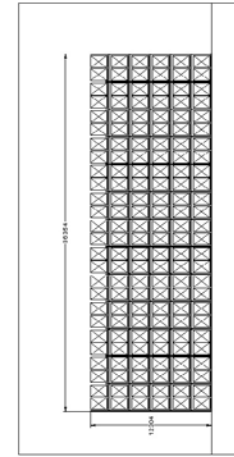



3,816
WIDE AISLE POSITIONS (UK)

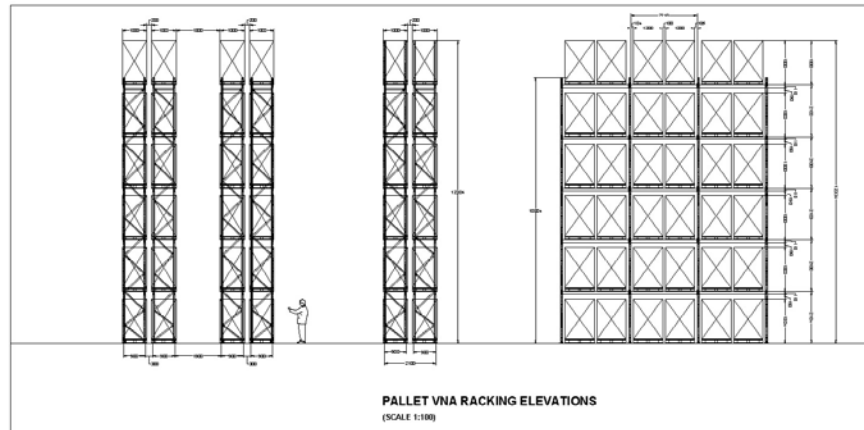
Red Line Boundaries based on O/S D & M confirmed at the Legal Boundary
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1 Warehouse Plan
1: 250



Unit 1



[CLICK TO VIEW WIDE AISLE RACKING POSITIONS](#)




4,176
 VERY NARROW AISLE
 POSITIONS (UK)

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UNIT 2 MASTERPLAN

UNIT 2 ACCOMMODATION

Ground Floor	73,779 sq ft	6,854 sq m
First Floor Office	6,045 sq ft	562 sq m
TOTAL (GEA)	79,824 sq ft	7,416 sq m



450*
KVA
POWER



8
DOCK DOORS
(2 EURO DOCKS)



2
LEVEL ACCESS
DOORS



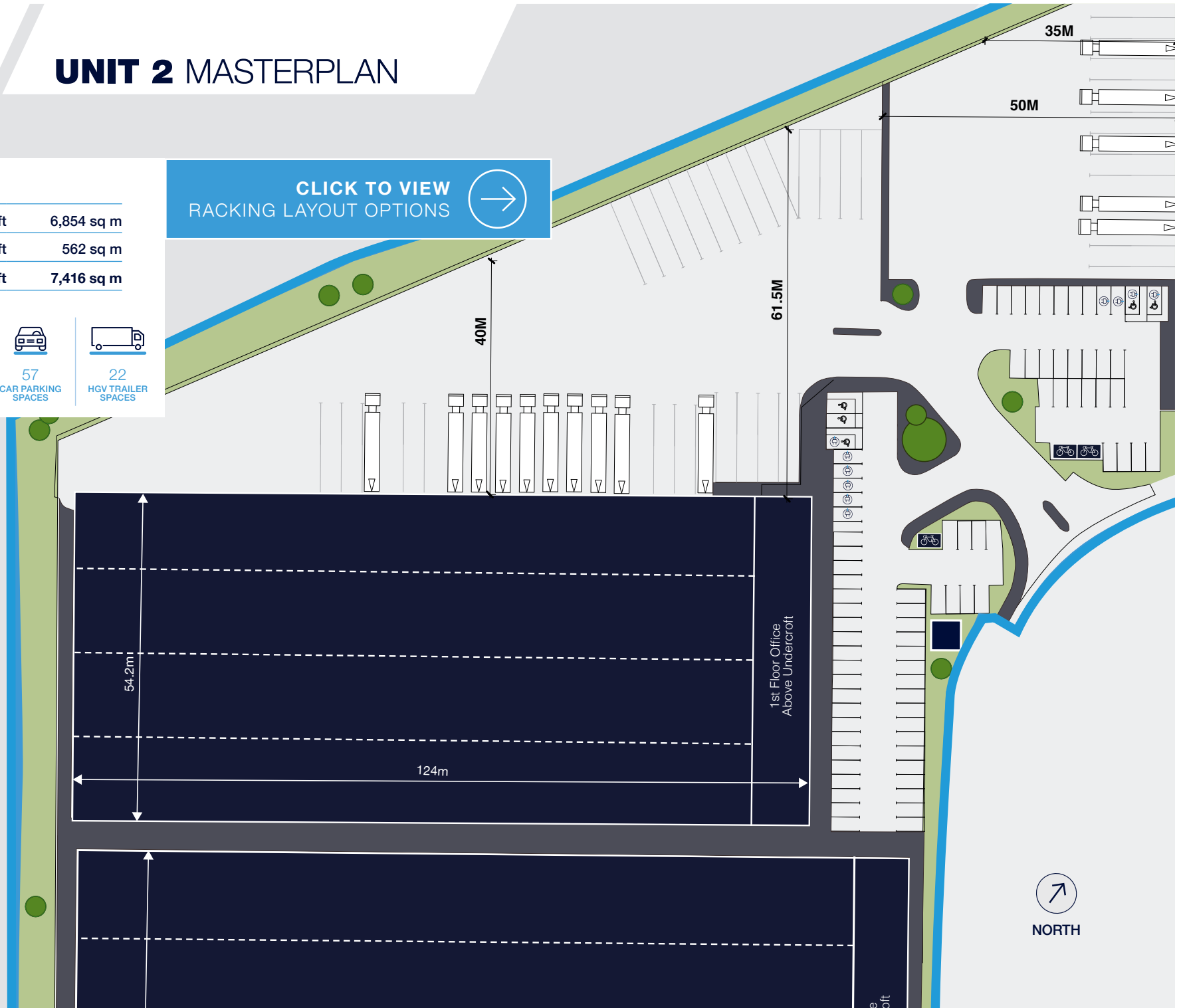
57
CAR PARKING
SPACES



22
HGV TRAILER
SPACES

*With the potential to increase if required.

CLICK TO VIEW
RACKING LAYOUT OPTIONS

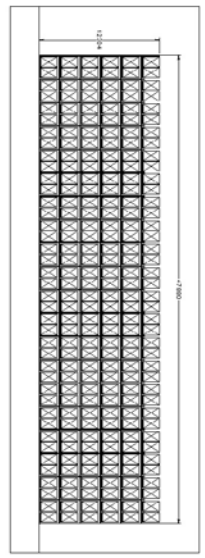
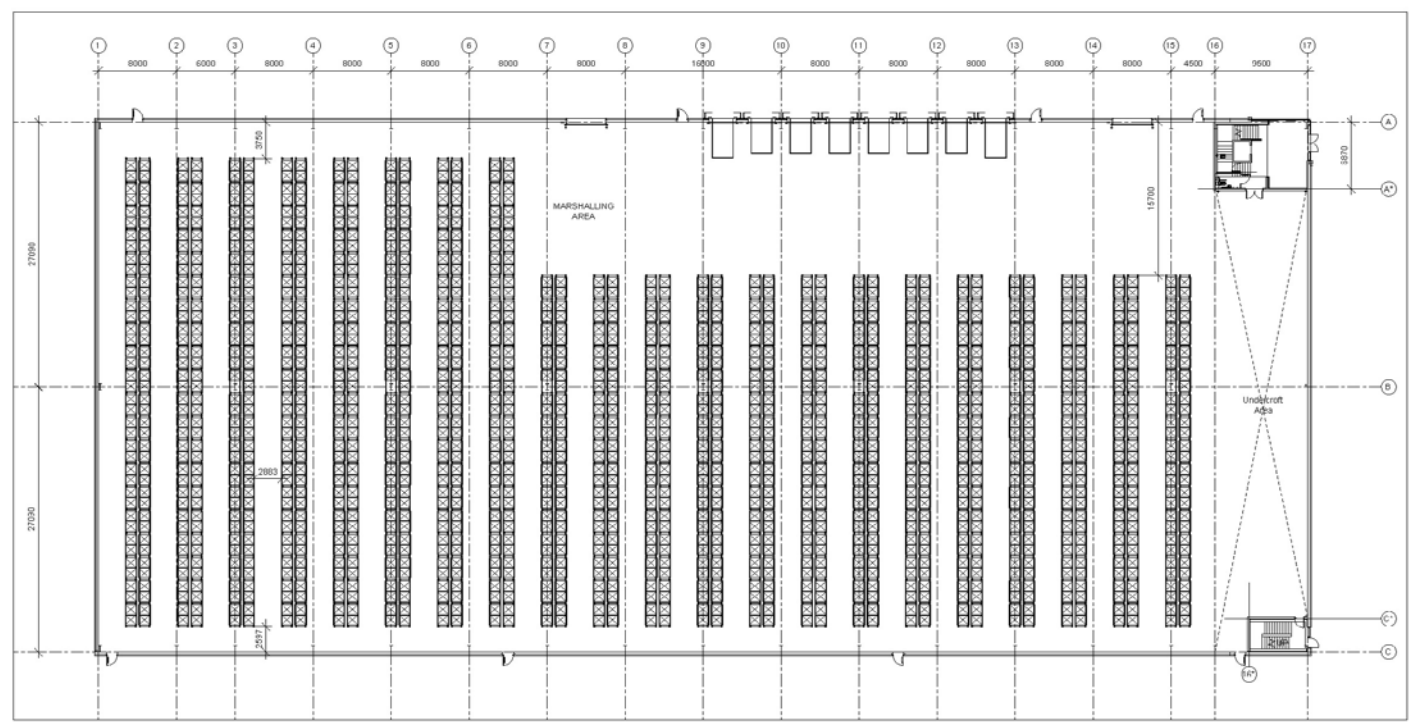


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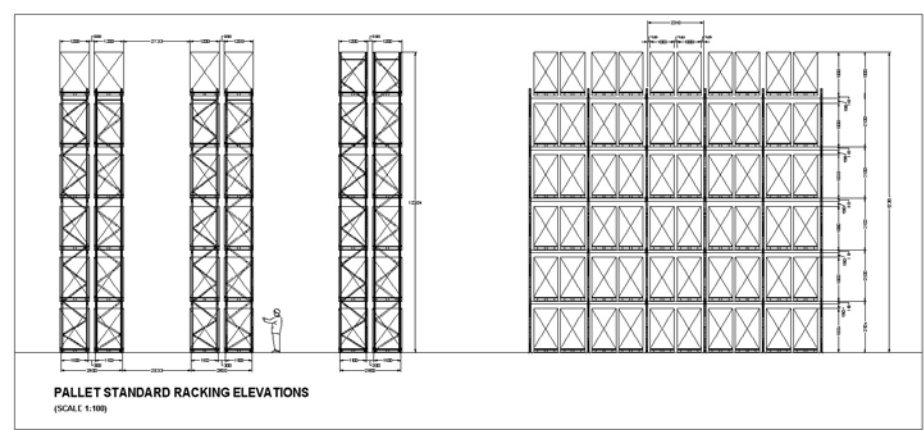
Unit 2



BACK TO MASTERPLAN



1 Warehouse Plan
1:250



[CLICK TO VIEW VERY NARROW AISLE RACKING POSITIONS](#)



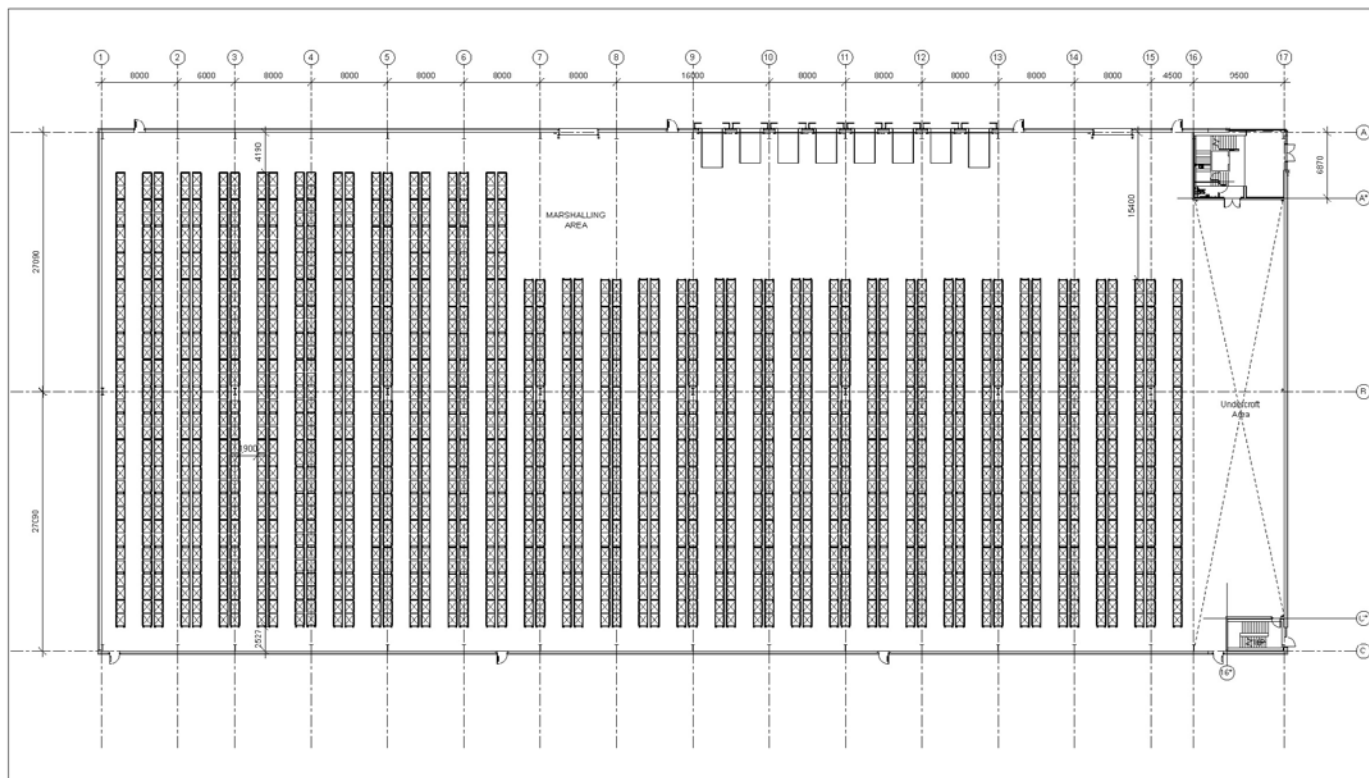
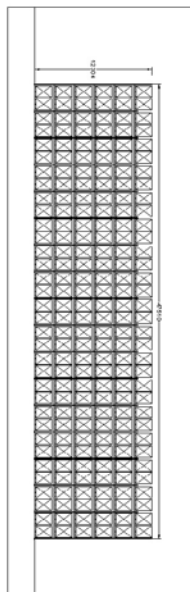
8,478
WIDE AISLE POSITIONS (UK)

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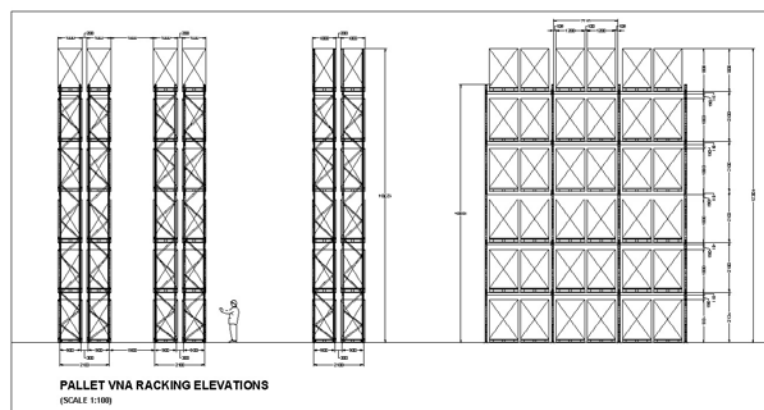
Unit 2



BACK TO MASTERPLAN



1 Warehouse Plan
1:250



[CLICK TO VIEW WIDE AISLE RACKING POSITIONS](#)

9,702
VERY NARROW AISLE POSITIONS (UK)



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The world's largest privately owned industrial developer

Panattoni is the world's largest privately owned industrial developer, having developed 565 million sq ft to date, with 53 offices across the globe.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at www.panattoni.co.uk

53 offices
WORLDWIDE

2,500
CUSTOMERS
ACROSS EUROPE

565 million
SQ FT DEVELOPED BY
PANATTONI WORLDWIDE

205 million +
SQ FT DEVELOPED BY
PANATTONI ACROSS EUROPE

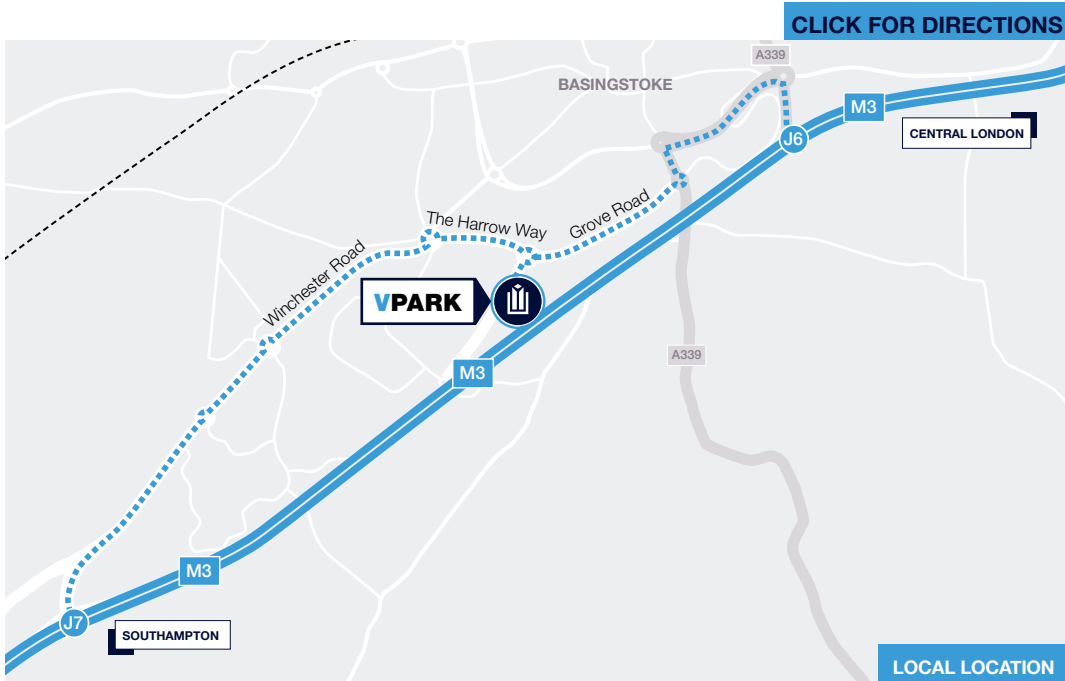


Indicative images only



V Park provides easy access to J6 and J7 of the M3, offering rapid access to the massive markets of London and the South East.

The Port of Southampton is 30 miles away, bringing international markets within reach.



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