/INDURENT



Land Development

UNIT B161 | INDURENT 161, BASINGSTOKE

Jays Close, Basingstoke, RG22 4SB

UNIT B161 | 161,400 SQ FT

Indurent 161, Basingstoke offers 161,400 sq ft of premium warehouse and office space

Indurent 161, Basingstoke offers 161,400 sq ft of premium warehouse and office space within a growing, sustainable logistics hub. Scheduled for completion in October 2027, this brand-new development is designed to the Indurent Standard, prioritising operational efficiency, flexibility, and long-term environmental performance.
The building delivers a clear internal height of 15 metres, 15 dock loading doors (including 2 Euro docks), 4 level access doors, and a 50-metre yard to support seamless goods movement. The unit also includes high-quality office accommodation, 146 car parking spaces, 29 HGV bays, and 36 EV charging points.
As part of Indurent's commitment to sustainability, the unit targets BREEAM 'Excellent' and EPC A ratings, placing it in the top 10% of UK warehouses for environmental performance. Features include solar PV panels, 15% rooflights, smart LED lighting, and real-time energy monitoring, helping occupiers reduce operational costs and meet ESG targets.
Located in Viables Business Park, the unit is 2.5 miles from Junction 6 of the M3 and 4.3 miles from Junction 7, offering fast connections to London, Southampton, and beyond. Basingstoke's highly skilled workforce, excellent rail links, and proximity to major ports and airports make it a strategic base for logistics and distribution.



Lease Type	New

Unit Summary

- EV Car charging
- 15m clear internal height
- EPC A
- BREEAM Excellent
- Solar panels
- 50kN/sqm Floor Loading

£

	Per Annum	Per Sq Ft
Rent	£2,582,400.00	£16.00
Rates	Not specified	Not specified
Service Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£2,582,400.00	£16.00

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U1L0100080

+44(0) 808 169 7554

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Location

Indurent 161, Basingstoke is located within 2 miles of Basingstoke town centre.

Road
M3: 2 miles

Airport
Southampton: 29 miles

Rail
Basingstoke: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A

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