



# LARCHWOOD

30,000 - 130,000 sq ft

Industrial / Warehouse / R&D

Pre letting now



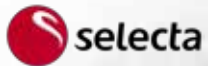
 Chineham Park

Basingstoke, Hampshire, RG24 8UT

# Chineham Park

Smart for Business

Chineham Park is home to many businesses in the industrial, distribution and technology sectors.



MAIN ESTATE  
ENTRANCE



ON SITE  
MANAGEMENT  
OFFICE



# LARCHWOOD

INDUSTRIAL/WAREHOUSE/R&D

LIME TREE  
WAY

CROCKFORD  
LANE



Restaurant  
Café  
Gym  
Nursery

# Welcome to **LARCHWOOD**

Larchwood is a 6.4 acre site that is zoned for industrial, R&D or warehouse development of up to 130,000 sq ft. Situated on Chineham Park, the site is capable of supporting three bespoke buildings of 30,000 to 75,000 sq ft and also it has access to the established on site management, security and amenity facilities and excellent transport links.



DETAILED  
CONSENT FOR  
30,000 SQ FT



DESIGN AND  
BUILD UNITS UP  
TO 75,000 SQ FT



EXCELLENT  
TRANSPORT  
LINKS



ON SITE MANAGEMENT,  
AMENITIES AND  
COMMUNITY



SECURE  
ENVIRONMENT  
WITH CCTV

# UNITS 1 & 3



## SPECIFICATION

### GENERAL

- Steel portal frame construction
- 30m secure yard area
- Targetting 'A' rating for Energy Performance
- Targetting 'Very Good' BREEAM rating
- Car parking - ratio 1:472 sq ft
- Unit 1 car parking spaces - 133
- Unit 3 car parking spaces - 65

### WAREHOUSE

- Clear internal warehouse height of up to 10m

- Warehouse floor loading of 37.5 KN/m<sup>2</sup>
- 3 level access 5m x 4m loading doors
- Roof lights

### OFFICES

- Double glazed high performance and toughened windows
- Suspended ceilings with recessed LED light fittings
- Raised floors
- Heating and cooling
- 2.7m ceiling height

# SITE LAYOUT PLAN (STP)



## SUMMARY OF ACCOMMODATION

Unit 1	sq ft	sq m	Unit 3	sq ft	sq m
GF Unit	55,170	5,126	Unit	26,900	2,500
GF & FF offices	8,670	806	FF offices	2,690	250
<b>Total</b>	<b>63,840</b>	<b>5,932</b>	<b>Total</b>	<b>29,590</b>	<b>2,750</b>

Indicative only (GIA are approx. and based on architect's drawings)

Indicative layout only. Combined site could accommodate up to 130,000 sq ft ( in a single building ) STP

# UNIT 2

N



S



## SPECIFICATION

### GENERAL

- Steel portal frame construction
- 30m secure yard area
- Targetting 'A' rating for Energy Performance
- Targetting 'Very Good' BREEAM rating
- Car parking - ratio 1:470 sq ft
- Car parking spaces - 70

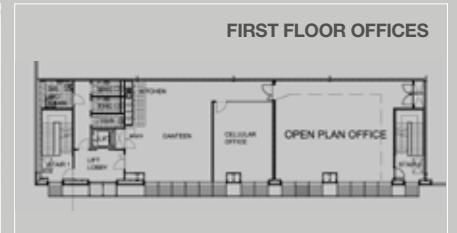
### WAREHOUSE

- Clear internal warehouse height of up to 10m
- Warehouse floor loading of 37.5 KN/m<sup>2</sup>

- 3 level access 5m x 4m loading doors
  - Roof lights
- ### OFFICES
- Double glazed high performance and toughened windows
  - Suspended ceilings with recessed LED light fittings
  - Raised floors
  - Heating and cooling
  - 2.7m ceiling height

# SITE LAYOUT PLAN

(PLANNING GRANTED FOR B1C, B2, B8 USES)



## SUMMARY OF ACCOMMODATION

Unit 2	sq ft	sq m
Unit	29,150	2,708
FF offices	3,680	342
<b>Total</b>	<b>32,830</b>	<b>3,050</b>

Indicative only (GEA are approx. and based on architect's drawings)

# ON YOUR DOORSTEP

Chineham Park is within easy reach of many local leisure and recreation destinations.



## FESTIVAL PLACE

Just 10 mins away by Courtesy Bus, Festival Place is home to a huge variety of shops, restaurants and bars, and includes a ten screen cinema and Sports Centre.



## CHINEHAM SHOPPING CENTRE

Chineham shopping centre is located close to the Estate with a post office, bank, petrol station and shops including Costa Coffee, Tesco, Boots and M&S Simply Food.



## JOHN LEWIS & WAITROSE

John Lewis at Home and Waitrose are just a short trip by Courtesy Bus.

# ON SITE AMENITIES

The package of amenities, coupled with the safe, secure, high-quality environment will help you to attract and retain the best staff.



## A RANGE OF AMENITIES

Commercial Waste Collection

Gym

Sandwich Bar and Delivery

Outdoor Seating

Courtesy Bus

24HR Security

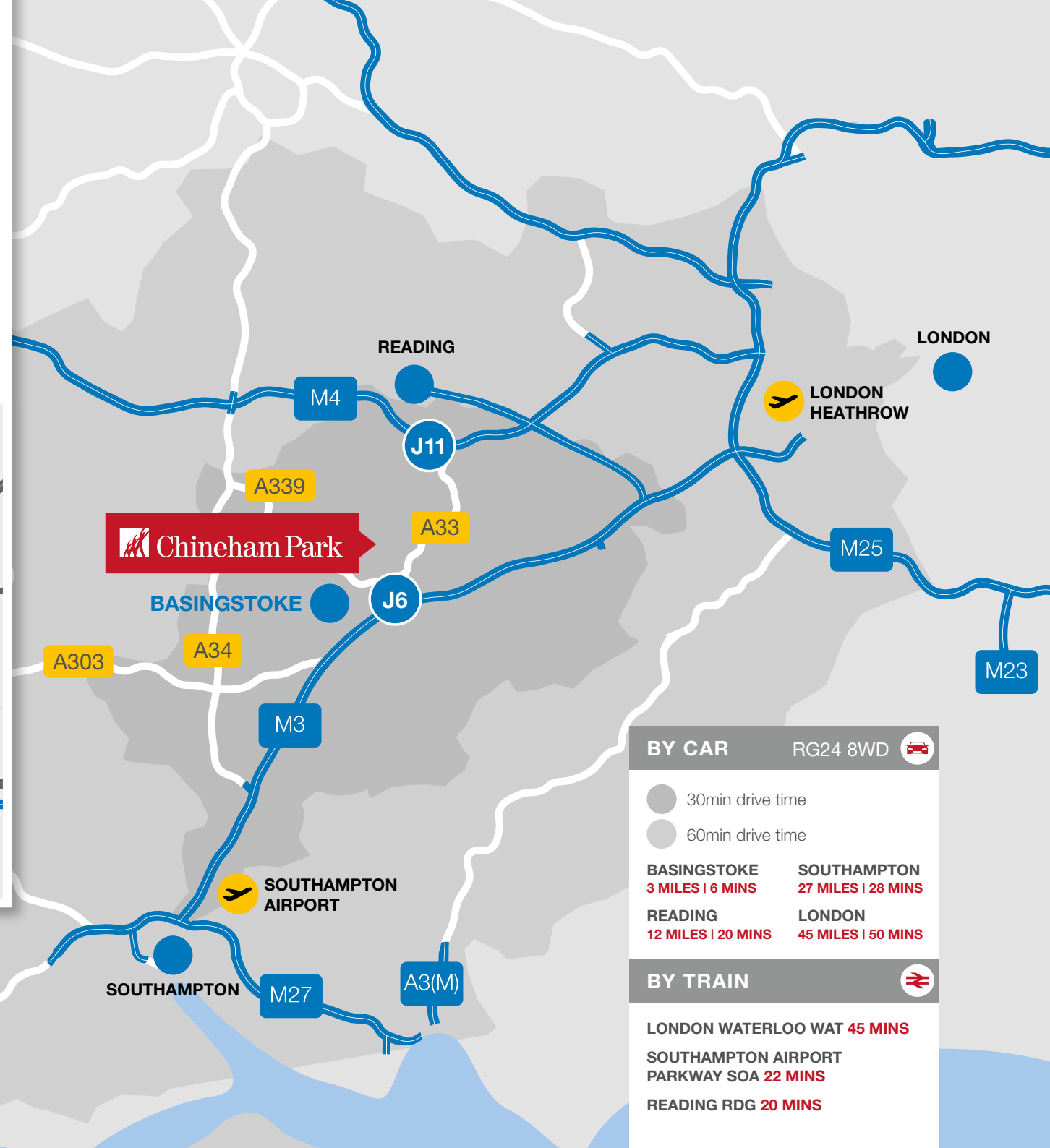
Management Team



# SMART CONNECTIONS



Six minutes to the M3, junction 6 which links to the M25 and the M27. Twenty minutes to the M4, junction 11.



SAT NAV POSTCODE  
**RG24 8WD**



BY CAR		RG24 8WD	
●	30min drive time		
○	60min drive time		
<b>BASINGSTOKE</b>	<b>3 MILES   6 MINS</b>	<b>SOUTHAMPTON</b>	<b>27 MILES   28 MINS</b>
<b>READING</b>	<b>12 MILES   20 MINS</b>	<b>LONDON</b>	<b>45 MILES   50 MINS</b>
BY TRAIN			
<b>LONDON WATERLOO WAT</b>		<b>45 MINS</b>	
<b>SOUTHAMPTON AIRPORT PARKWAY SOA</b>		<b>22 MINS</b>	
<b>READING RDG</b>		<b>20 MINS</b>	

For more information about Larchwood  
please give us a call or visit our website:

[www.chinehampark.com](http://www.chinehampark.com)

A development by:

**PATRIZIA UK LTD**  
[www.patrizia.ag](http://www.patrizia.ag)

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[www.chinehampark.com](http://www.chinehampark.com)

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