



GASTONS WOOD

RETAIL PARK

READING ROAD, BASINGSTOKE, RG24 8TW

RETAIL WAREHOUSE LEASING OPPORTUNITY
IN AFFLUENT SOUTH EAST TOWN

**UNIT 3 - TO LET AS A WHOLE OR SUB-DIVIDED
INTO EITHER 2 OR 3 UNITS**

(PLANNING HAS ALREADY BEEN IMPLEMENTED
TO ENABLE THE SUB-DIVISION INTO 3 UNITS)



REFURBISHMENT WORKS OF UNIT 3 HAVE NOW BEEN COMPLETED

SUMMARY

- **Extensive catchment population** of approximately 155,226 people within a 15 minute drivetime.
- Five solus retail warehouse units comprising approximately **119,623 sq ft** together with **444 car parking spaces** (a ratio of 1:269 sq ft).
- **Current Occupiers** are The Range, Lidl, Dunelm and Pure Gym.
- **Unit 3 (13,920 sq ft)** is available to let either to **an individual occupier**, or it could be split to suit smaller unit sizes. More information is available on request. Planning has been implemented to potentially sub-divide this unit into 3. The unit sizes would be circa 6,850 sq ft and 3,400 sq ft (x2).

KINGSLAND BUSINESS PARK

M3 JUNCTION 6

BASINGSTOKE TOWN CENTRE

➔ Basingstoke

↓ Reading

The Range
Home, Leisure & Services

UNIT 3
TO LET

PUREGYM

LIDL

Dunelm

A33



LOCATION

Basingstoke is located adjacent to junction 6 and 7 of the M3.

The town benefits from having its own extensive retail catchment without overlap to other major towns in the region of Reading, Guildford and Southampton.

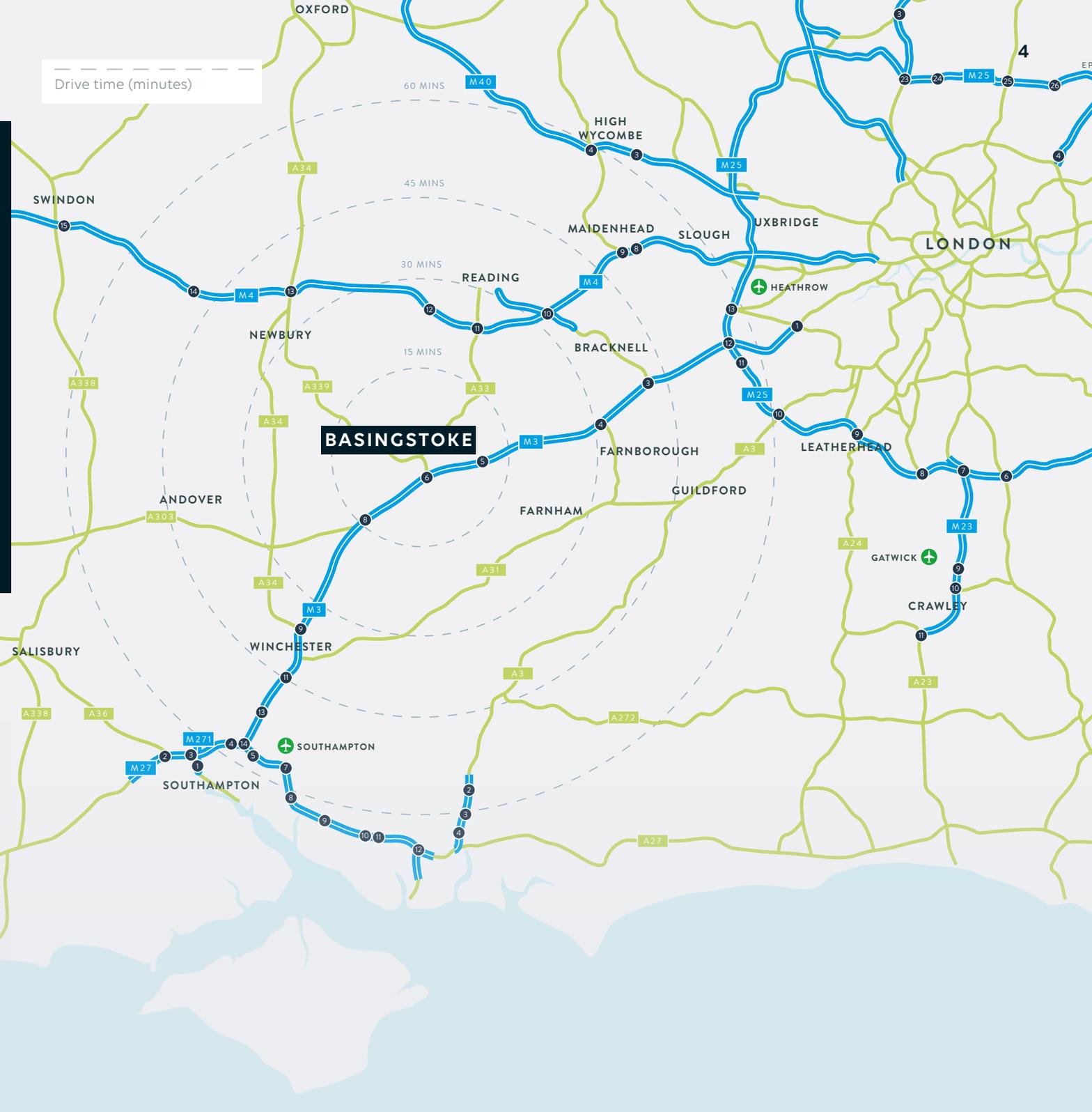
Basingstoke's strategic location with its fast road and rail links to London, the south coast, the Midlands and major ports and airports makes the area an excellent location for businesses.



Communications are excellent with the A339 providing access to Junction 6 of the M3 (2 miles) and the A30 providing access to Junction 7 of the M3 (7 miles). The A33 provides easy access to Junction 11 of the M4 (13 miles).



Gastons Wood benefits from a Stagecoach bus terminus immediately outside the site which provides regular bus services throughout the day.



CATCHMENT & DEMOGRAPHICS



AFFLUENT CATCHMENT WITH 62.4% WITHIN AB/C1 SOCIAL GRADE



83,115

PEOPLE WITHIN 10 MINUTE DRIVE TIME

155,226

PEOPLE WITHIN 15 MINUTE DRIVE TIME

218,636

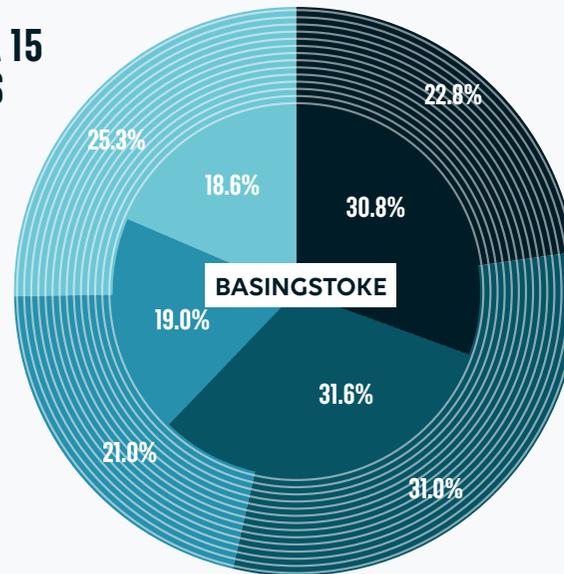
PEOPLE WITHIN 20 MINUTE DRIVE TIME

THE SURROUNDING POPULATION WITHIN A 15 MINUTE DRIVE TIME IS EXTREMELY AFFLUENT

Basingstoke

GB Average

- AB
- C1
- C2
- DE



COMPARISON SPEND PER HOUSEHOLD IN THE 15 MINUTE CATCHMENT IS

42% HIGHER THAN THE GB AVERAGE



HOME AND CAR OWNERSHIP HIGHER THAN THE GB AVERAGE

RESIDENTIAL DEVELOPMENT

Basingstoke and Deane released a local plan (2011-2029, adopted May 2016) which established a housing target of 850 units per annum between 2011-2029. The local plan includes an allocation of twelve specific greenfield sites for development, which would result in approximately 7,705 new homes to be brought forward in phases between 2015-2029.

Further information available upon request.

CONVENIENCE SPEND PER HOUSEHOLD IN THE 15 MINUTE CATCHMENT IS

23% HIGHER THAN THE GB AVERAGE

SITUATION

The property occupies a highly prominent position on the A33 Reading Link Road, 2.5 miles north east of Basingstoke town centre. Gastons Wood is accessed by car via the A33 and can be accessed by foot via a footpath to the east of Lidl, from Bilton road. The A33 provides a direct link to the A339, which provides direct access to the M3 motorway via Junction 6 (2 miles). The location's excellent road connections, in addition to its close proximity to Basingstoke town centre, provide a strong catchment area. Therefore, Gastons Wood is exceptionally well placed to capture high consumer spend, with its strong line-up, extensive free parking, together with ease of access.

The site is located within an urban, mixed commercial and residential area.



ACCOMMODATION

UNIT	TENANT	AREA (SQ FT)	AREA (SQ M)
1	Dunelm	21,000	1,951
2	Lidl	14,882	1,383
3	TO LET	13,920	1,293
4	Pure Gym	19,130	1,777
5	The Range	50,691	4,709
TOTAL - GROUND FLOOR		119,623	11,113



PLANNING

The site benefits from Class E part food planning consent, subject to various restrictions on the type of goods/services to be sold from each unit. Further information available on request.

SERVICE CHARGE

A low service charge rate of £0.75 per sq ft.
Asset managed in house by our client.

OPPORTUNITY

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EPC

B40, a copy is available upon request.

CONTACT



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