

M3 J6 | UK  
Jays Close  
Viables  
Basingstoke  
RG22 4PD  
what3words  
/// punk.walks.camp

[panattoni.co.uk/vpark](http://panattoni.co.uk/vpark)

# VPARK 41

Speculatively built warehouse opportunity

## 41,120 SQ FT

GRADE-A UNIT • GRADE-A UNIT • GRADE-A UNIT  
**AVAILABLE NOW**



# VPARK41

VIALS | BASINGSTOKE | M3 J6

LAST 2 UNITS • LAST 2 UNITS • LAST 2 UNITS • LAST 2 UNITS • LAST 2 UNITS

**AVAILABLE NOW**

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.

Benefiting from an established industrial location with strong public transport links and amenities, V Park is only 2 miles from the centre of Basingstoke.



## Specification



2 DOCK DOORS



3 LEVEL ACCESS DOORS



12.5M CLEAR INTERNAL HEIGHT



250\* KVA POWER



50KN/M2 FLOOR LOADING



15% ROOF LIGHTS



FM2 FLOORING



SOLAR PV ENABLED



50M YARD DEPTH



30 CAR PARKING SPACES



4 EV CHARGING POINTS



5 HGV TRAILER SPACES

## Accommodation

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

\*With the potential to increase if required.



NORTH



# SUSTAINABLE AS STANDARD

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



Building fabric designed and constructed to very high standards of insulation and air tightness



15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park

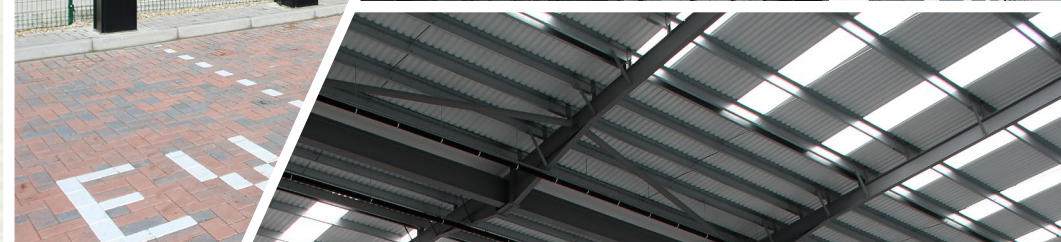


Cycle parking



Sub-metering of energy consumption

**BUILT TO NET ZERO CARBON**



Meets environmental & social standards



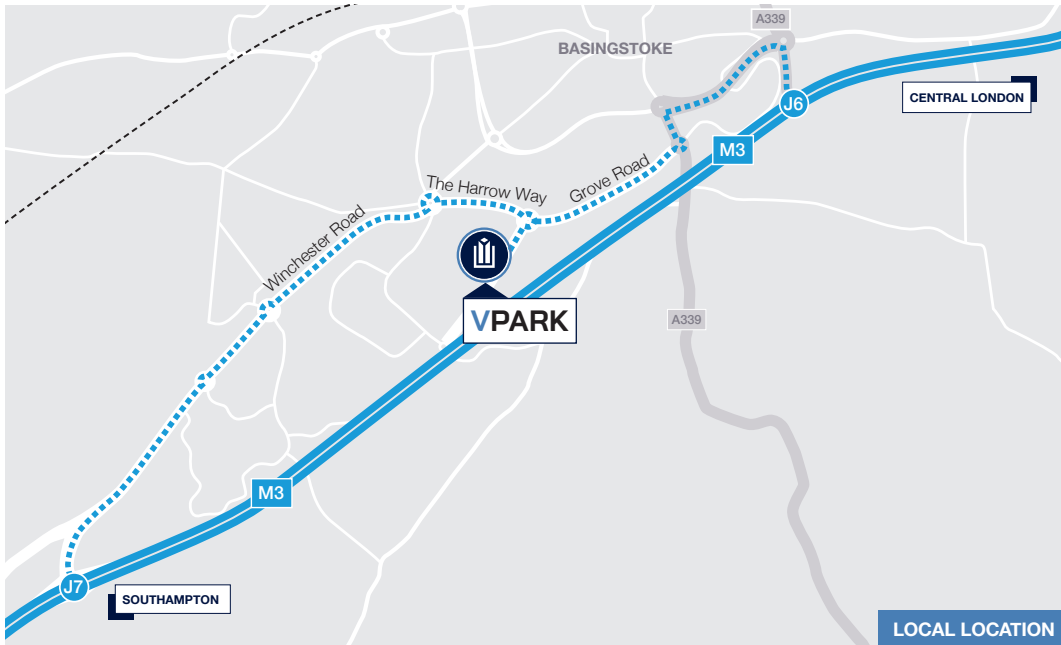
BREEAM 'Excellent'



EPC rating of 'A' 17

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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