

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

panattoni.co.uk/vpark

VPARK 41

Speculatively built warehouse opportunity

41,120 SQ FT

GRADE-A UNIT
GRADE-A UNIT
GRADE-A UNIT
GRADE-A UNIT
AVAILABLE NOW

 PANATTONI

 IPIF

 BUILT TO
NET ZERO CARBON

VPARK41

VIALLES | 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 |
| TOTAL (GEA) | 41,120 sq ft | 3,820 sq m |

*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

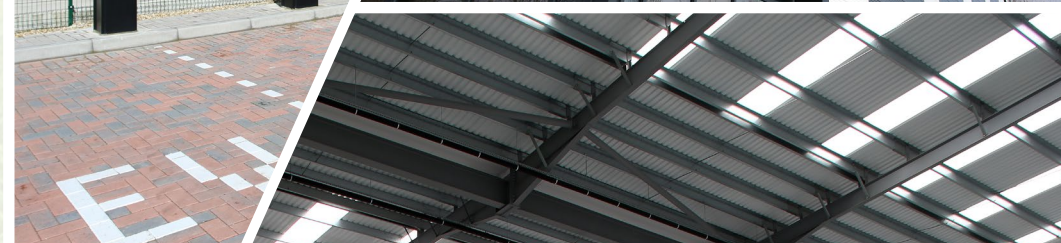


Cycle parking



Sub-metering of energy consumption

BUILT TO NET ZERO CARBON



Meets environmental & social standards



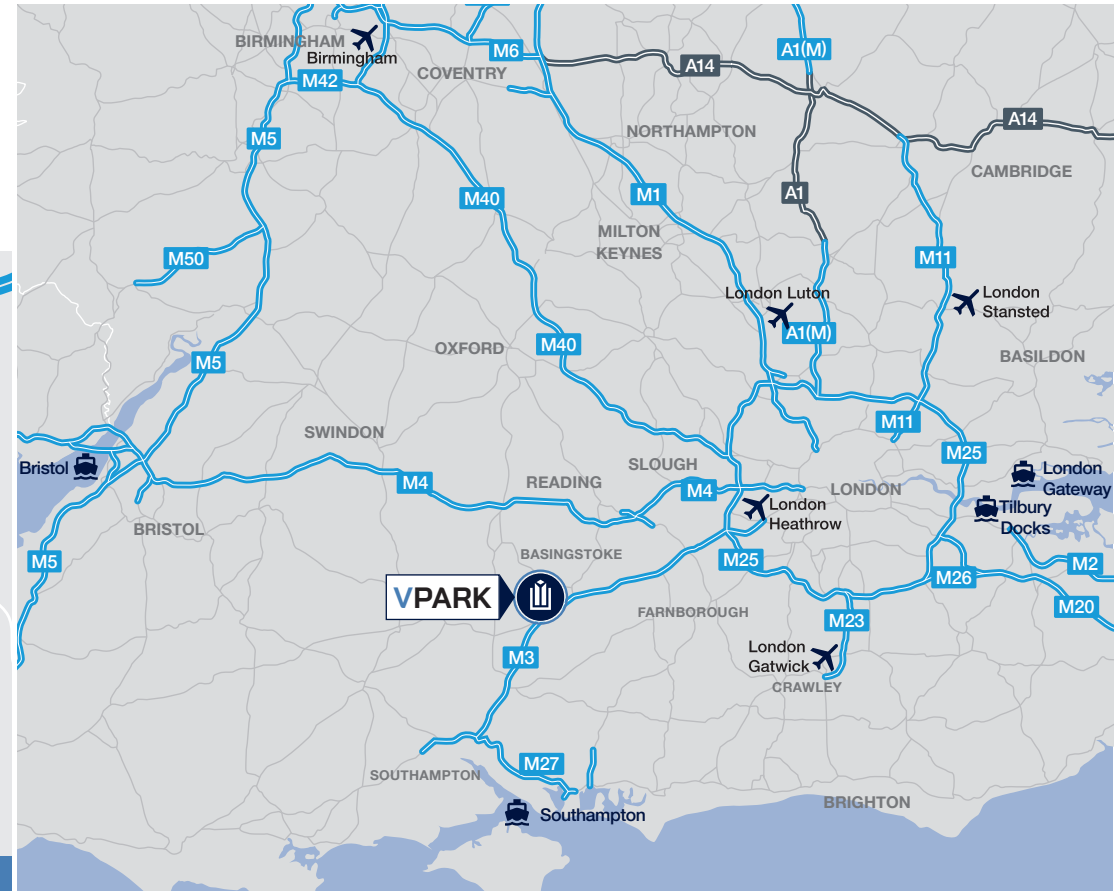
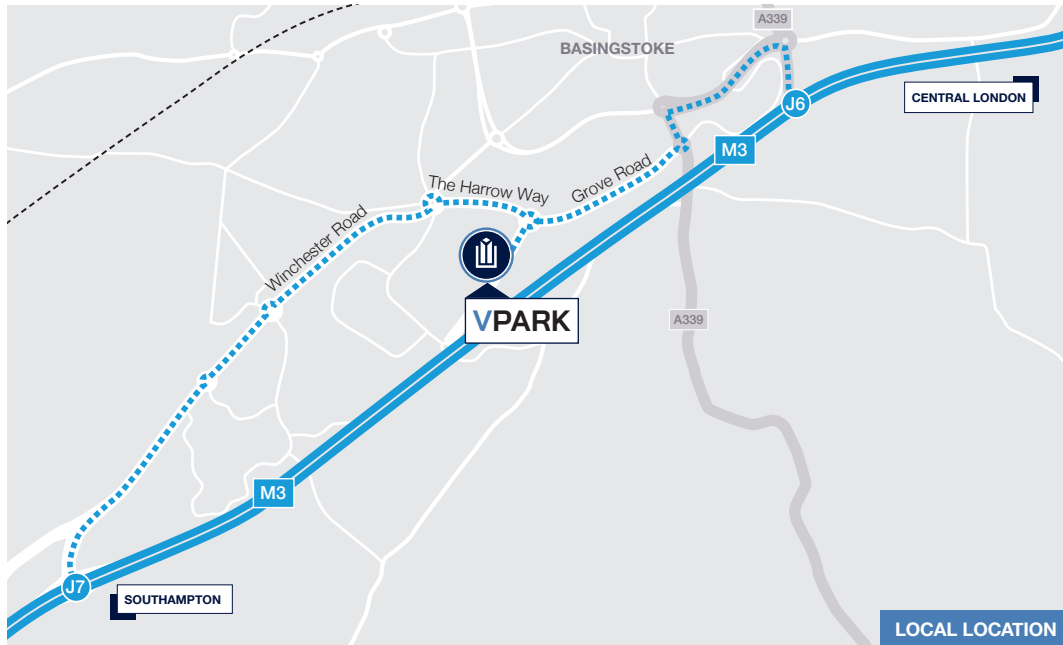
BREEAM 'Excellent'



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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