

**AVAILABLE  
NOW**

**H47**

**GRAFTON WAY  
WEST HAM INDUSTRIAL ESTATE  
BASINGSTOKE RG22 6HY**

**TO LET**

**NEW WAREHOUSE/  
INDUSTRIAL UNIT**

**47,260 SQ FT (4,390 SQ M)**

**H47BASINGSTOKE.CO.UK**



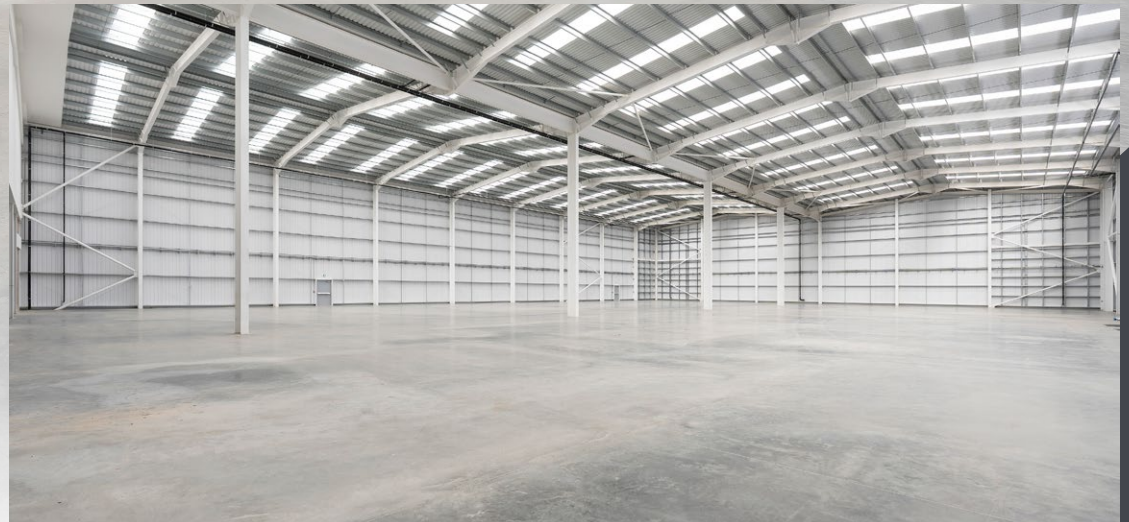
**EPC  
RATING A+**

**BREEAM**

**BREEAM  
'EXCELLENT'**

### **DESCRIPTION**

H47 Grafton Way is a newly completed warehouse / logistics facility designed with environmental sustainability at its core. The building features a 10-metre haunch height, two level access doors, and two dock leveller doors. The site includes 56 parking spaces and a secure 40-metre deep yard.





10m TO HAUNCH



40m YARD DEPTH



2 LEVEL LOADING DOORS



2 DOCK LEVEL LOADING DOORS



1000 KVA POWER SUPPLY



EV CHARGING POINTS



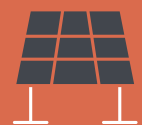
SECURE YARD



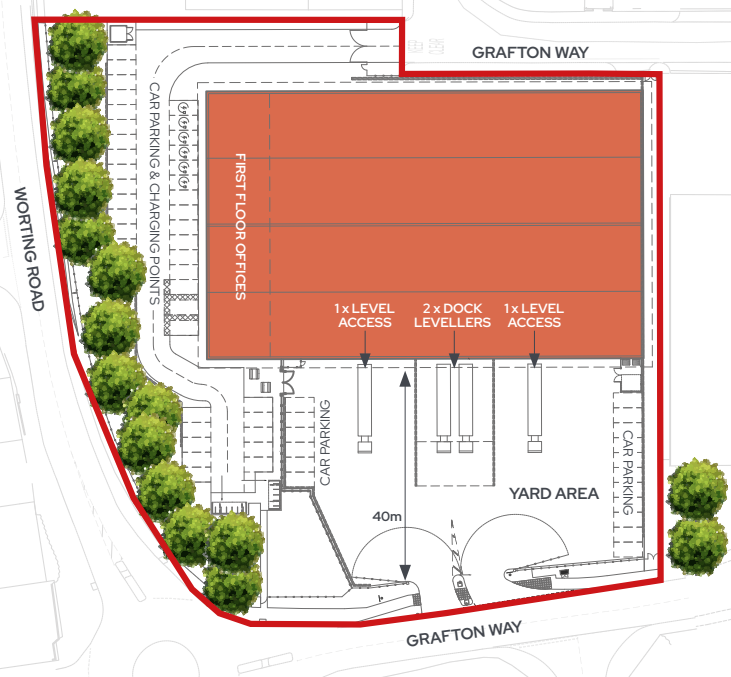
56 CAR SPACES (SOME IN SEPARATE PARKING AREA)



50 kN/m<sup>2</sup> FLOOR LOADING



15% PV PANELS



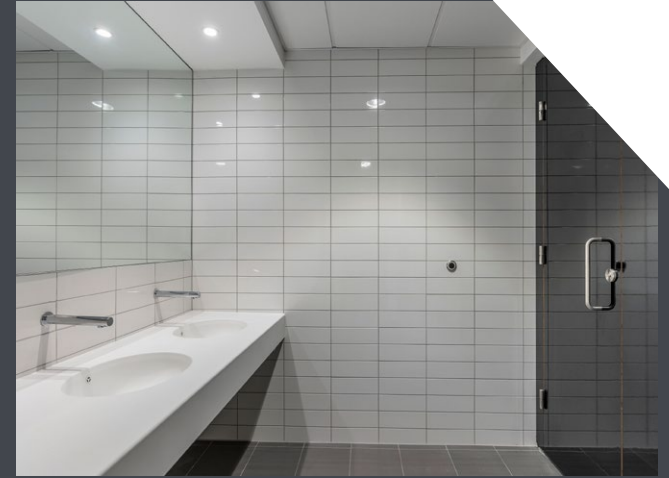
**TERMS**

Upon application.

**ACCOMMODATION**

	SQ FT	SQ M
Ground Floor Warehouse	41,287.36	3,835.69
First Floor Offices	5,972.72	554.88
<b>TOTAL (GEA)</b>	<b>47,260.08</b>	<b>4,390.57</b>





# 47

**GRAFTON WAY  
WEST HAM INDUSTRIAL ESTATE  
BASINGSTOKE RG22 6HY**



WORTING ROAD

LEISURE PARK ROUNDABOUT



GRAFTON WAY



GRAFTON WAY



WORTING ROAD



CHURCHILL WAY WEST

TO A30 RINGWAY SOUTH  
& M3 JUNCTIONS 6 AND 7

MILESTONES LIVING  
HISTORY MUSEUM



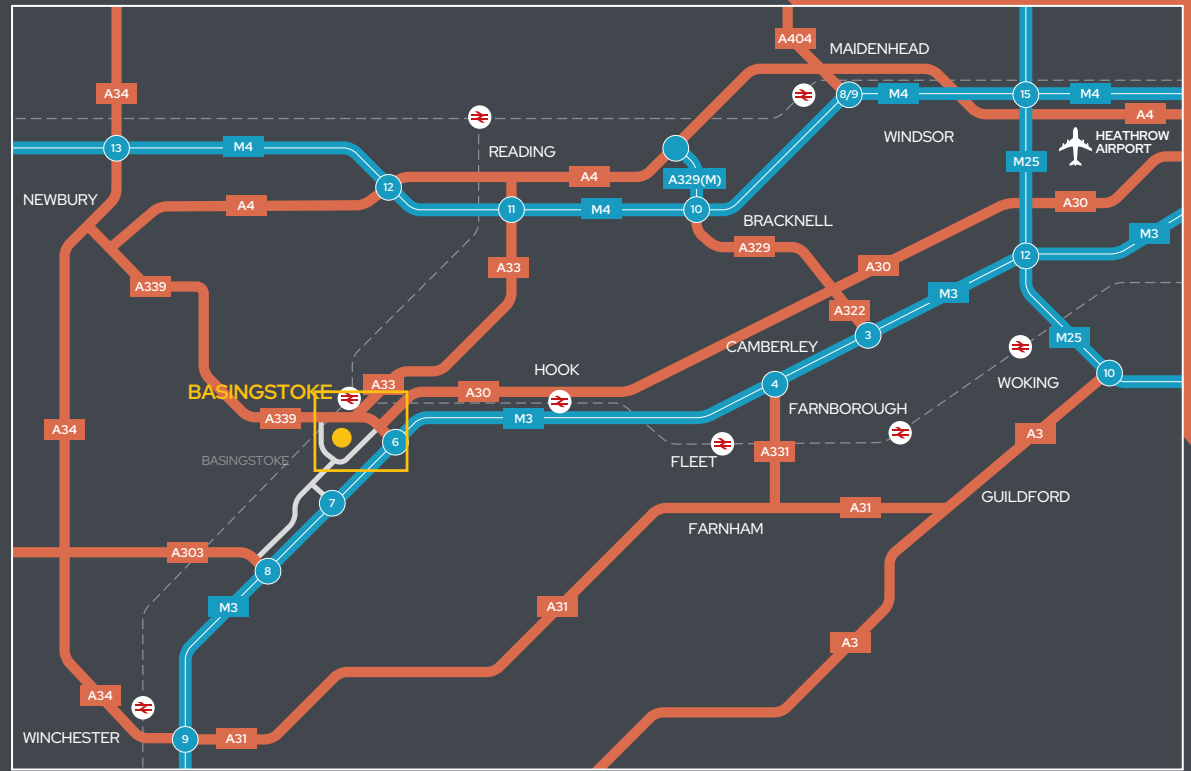
A340 RINGWAY WEST



TO A339 RINGWAY NORTH  
& M3 JUNCTION 6



A340 RINGWAY WEST



## VIEWINGS & FURTHER INFORMATION

Please contact the joint agents:



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## LOCATION

Basingstoke is a major centre for commerce and industry with a borough population of approximately 185,000. The town is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Grafton Way is situated to the west of Basingstoke with access directly from the Leisure Park roundabout, which itself is only a few minutes' drive from the ring road. It is therefore easily accessible to both junctions 6 & 7 of the M3 motorway and approximately 1½ miles from the town centre and station.

## H47BASINGSTOKE.CO.UK

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**CBRE** Investment Management