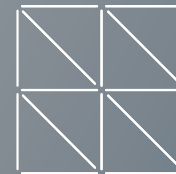


# NEW BUILD WAREHOUSE DEVELOPMENT



**TAKE  
A TOUR**

**BARTLEYJUNCTION.COM**



## **Bartley Junction**

**J5 M3 HOOK RG27 9ER**

**UNITS FROM  
10,007-63,451 SQ FT**





## DESCRIPTION

The 11-unit scheme has been developed to a highly sustainable specification, with an EPC Rating of 'A+' and BREEAM 'Excellent'. Clear internal heights range from 8.5m – 10.5m with excellent loading door provision and first floor office accommodation.

## SPECIFICATION

The scheme benefits from the following key specification:



EPC  
RATING A+



BREEAM  
EXCELLENT



3 PHASE POWER  
1.3 MVA



OFFICES WITH VRF  
AIR CONDITIONING



ROOFTOP  
SOLAR PV



EV CHARGING  
POINTS



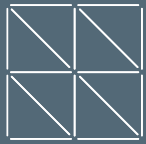


## SITE PLAN & AVAILABILITY



	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	AVAILABLE GEA (SQ FT)
GROUND FLOOR (SQ FT)	17,427	9,665	8,420	9,208	13,968	11,719	12,720	15,025	13,366	17,093	14,950	67,470
FIRST FLOOR (SQ FT)	3,173	1,809	1,587	1,932	2,624	2,181	2,371	2,843	2,440	3,592	2,863	13,049
TOTAL (SQ FT)	LET	11,474	UNDER OFFER	UNDER OFFER	16,592	13,900	UNDER OFFER	17,868	LET	20,685	UNDER OFFER	80,519
CLEAR INTERNAL HEIGHT (M)	10.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	10.5	
CAR PARKING SPACES	30	12	15	11	25	22	19	26	26	33	26	





# Bartley Junction

J5 M3  
HOOK RG27 9ER





# UNITS 2-4



8.5m  
CLEAR INTERNAL  
HEIGHTS



16.5m  
YARD DEPTHS



GROUND LEVEL  
LOADING DOORS



CAR PARKING  
SPACES



40kN/m<sup>2</sup>  
FLOOR  
LOADING



UNIT 2 TOUR

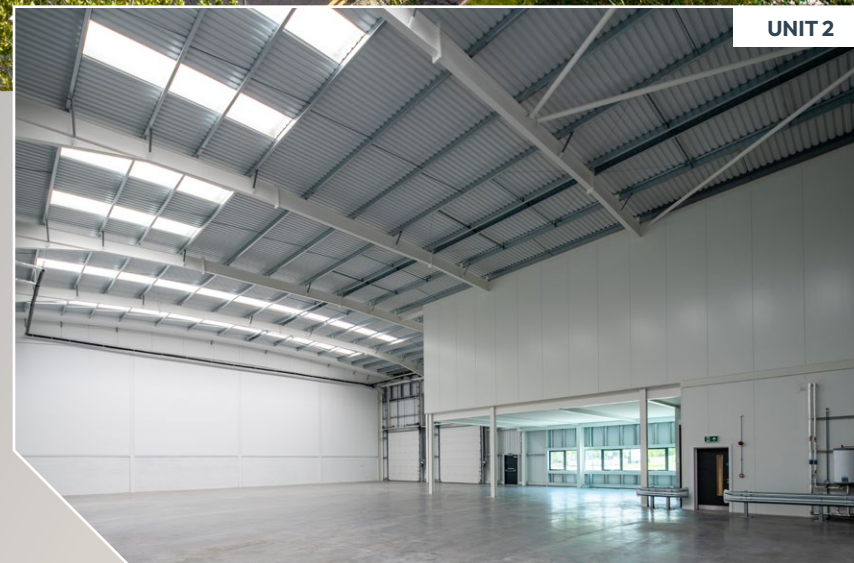


UNIT 3 TOUR



UNIT 4 TOUR

	UNIT 2	UNIT 3	UNIT 4
GROUND FLOOR (SQ FT)	9,665	8,420	9,208
FIRST FLOOR (SQ FT)	1,809	1,587	1,932
<b>TOTAL (SQ FT)</b>	<b>11,474</b>	<b>UNDER OFFER</b>	<b>UNDER OFFER</b>
CLEAR INTERNAL HEIGHT (M)	8.5	8.5	8.5
GROUND LEVEL LOADING DOORS	2	1	2
CAR PARKING SPACES	12	15	11



UNIT 2



# UNITS 5-8

8.5m  
CLEAR INTERNAL  
HEIGHTS

16.5m  
YARD DEPTHS

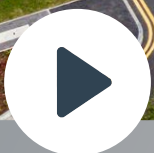
GROUND LEVEL  
LOADING DOORS

CAR PARKING  
SPACES

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



UNIT 5 TOUR



UNIT 6 TOUR



UNIT 7 TOUR



UNIT 8 TOUR

	UNIT 5	UNIT 6	UNIT 7	UNIT 8
GROUND FLOOR (SQ FT)	13,968	11,719	12,720	15,025
FIRST FLOOR (SQ FT)	2,624	2,181	2,371	2,843
<b>TOTAL (SQ FT)</b>	<b>16,592</b>	<b>13,900</b>	<b>UNDER OFFER</b>	<b>17,868</b>
CLEAR INTERNAL HEIGHT (M)	8.5	8.5	8.5	8.5
GROUND LEVEL LOADING DOORS	2	2	2	3
CAR PARKING SPACES	25	22	19	26

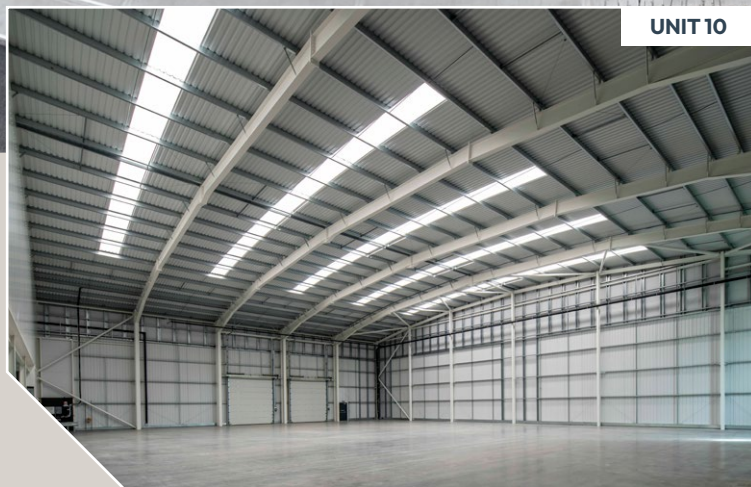


UNIT 7 UNDER OFFER





UNIT 10



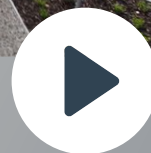
# UNITS 10&11



UNIT 11 UNDER OFFER



UNIT 10 TOUR



UNIT 11 TOUR

	UNIT 10	UNIT 11
GROUND FLOOR (SQ FT)	17,093	14,950
FIRST FLOOR (SQ FT)	3,592	2,863
TOTAL (SQ FT)	20,685	UNDER OFFER
CLEAR INTERNAL HEIGHT (M)	8.5	10.5
GROUND LEVEL LOADING DOORS	2	2
CAR PARKING SPACES	33	26



8.5m CLEAR  
INTERNAL  
HEIGHT



GROUND LEVEL  
LOADING DOORS



26m YARD  
DEPTH

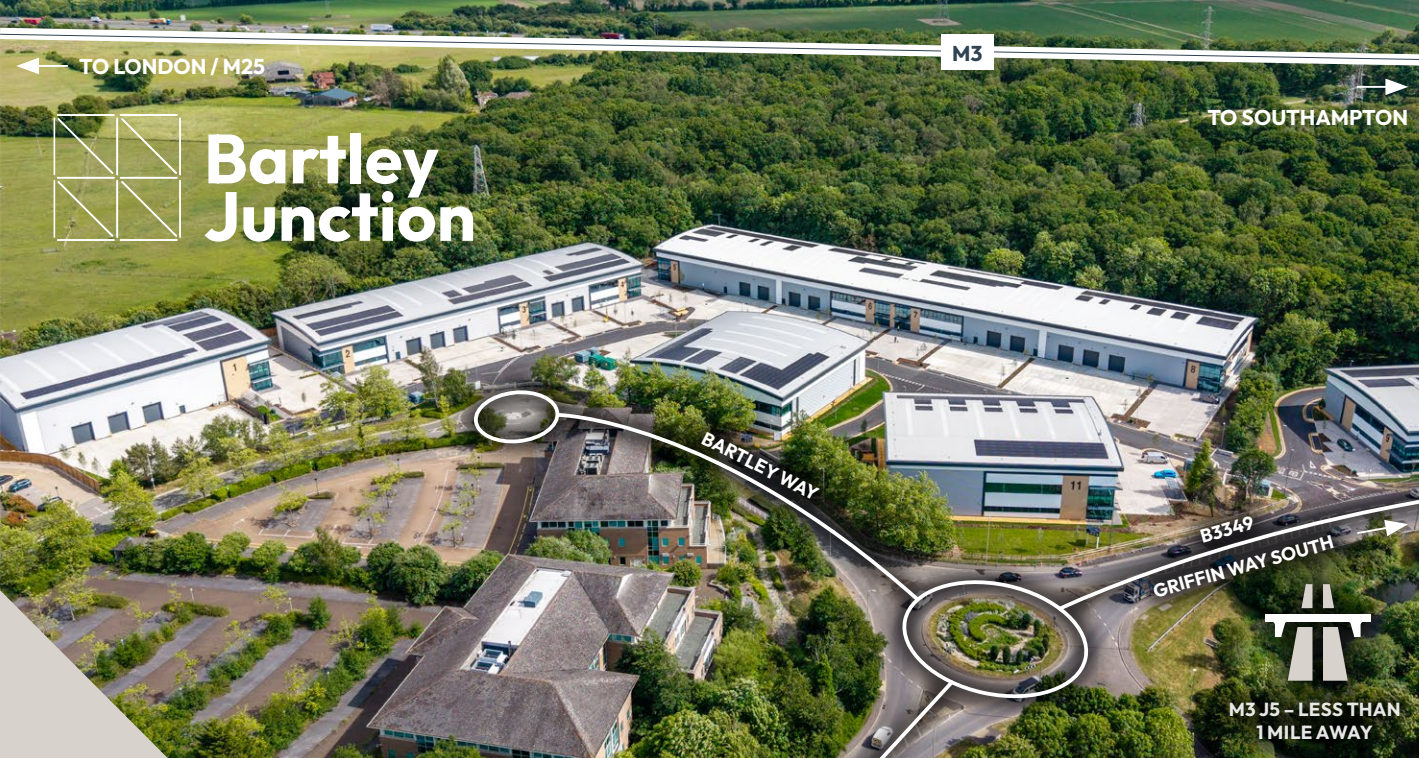


CAR PARKING  
SPACES

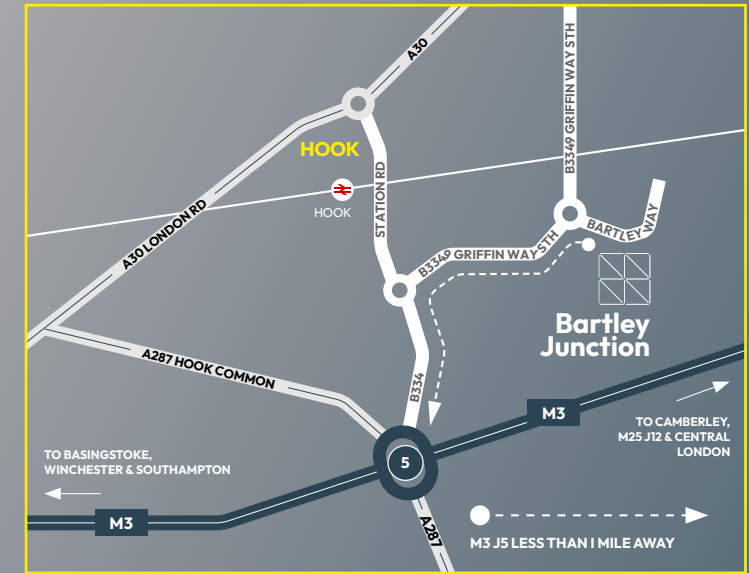


50kN/m<sup>2</sup>  
FLOOR  
LOADING





/// typical.watch.listen  
J5 M3, HOOK RG27 9ER

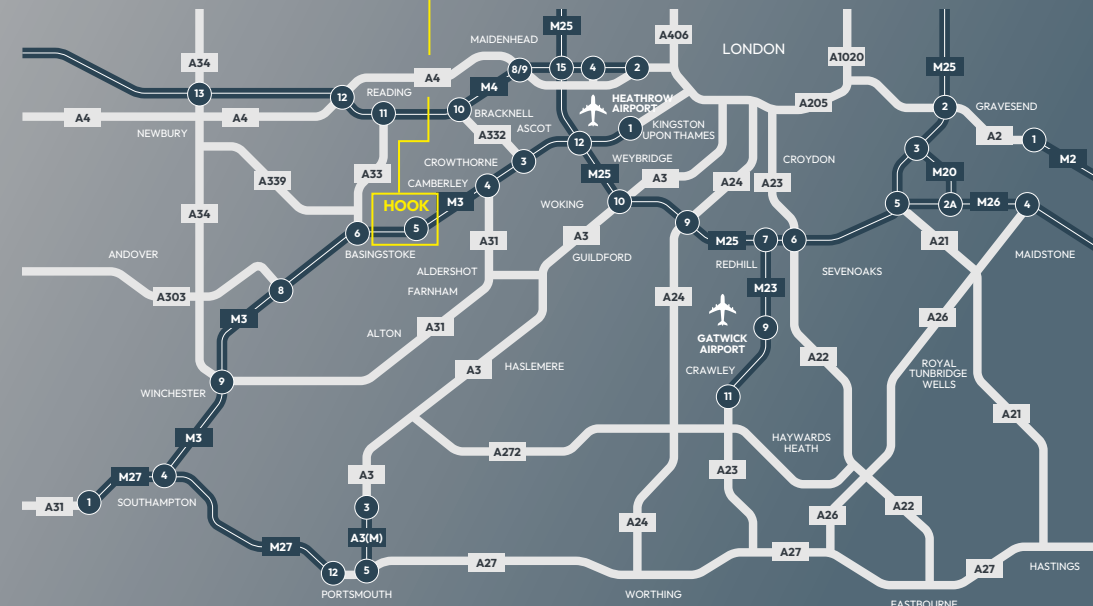


## LOCATION

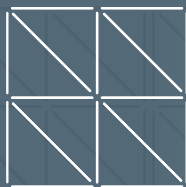
Bartley Junction is strategically located less than 1 mile from Junction 5 of the M3 motorway, accessed via the B3349. The site is highly prominent and provides easy access to key surrounding towns such as Basingstoke, Reading, Farnborough, Bracknell and Guildford. Hook Railway Station is within a 10 minute walk, providing direct access to London Waterloo (1 hr 5 mins). Within a 30 minute travel time there is an employable workforce of 1.1m people.

Local occupiers include DFS, Cosentino, Screwfix and Howdens. Tesco, Sainsbury's and other retail offerings (cafe, post office, restaurants and shops), together with 2 petrol filling stations, are within walking distance.

LOCAL LOCATIONS	DISTANCE	TIME	NATIONAL LOCATIONS	DISTANCE	TIME
M3 Junction 5	0.8 miles	2 mins	M4	11 miles	16 mins
Basingstoke	5 miles	7 mins	A34	19 miles	20 mins
Farnborough	11 miles	15 mins	A3	22 miles	24 mins
Reading (J11, M4)	12 miles	20 mins	Heathrow Airport	26 miles	27 mins
Bracknell	16 miles	30 mins	Southampton	35 miles	39 mins
Guildford	18 miles	30 mins	Central London	44 miles	68 mins
M25 Junction 12	22 miles	21 mins	Gatwick Airport	54 miles	60 mins







# Bartley Junction

**J5 M3 HOOK RG27 9ER**

**BARTLEYJUNCTION.COM**

## RENT & TERMS

The units are available on new FRI leases, with quoting terms upon application.

## CONTACTS

For more information please contact the joint agents.



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