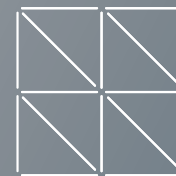


# NEW BUILD WAREHOUSE DEVELOPMENT



**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



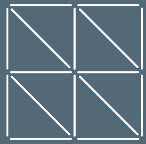
EV CHARGING  
POINTS



## 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 | LET    | 16,592 | 13,900 | UNDER OFFER | 17,868 | LET    | 20,685  | LET     | 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 2-3



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



UNIT 2

# UNITS 5-8

8.5m  
CLEAR INTERNAL  
HEIGHTS

16.5m  
YARD DEPTHS

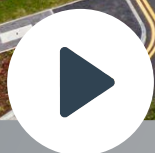
GROUND LEVEL  
LOADING DOORS

CAR PARKING  
SPACES

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



UNIT 5 TOUR



UNIT 6 TOUR



UNIT 7 TOUR

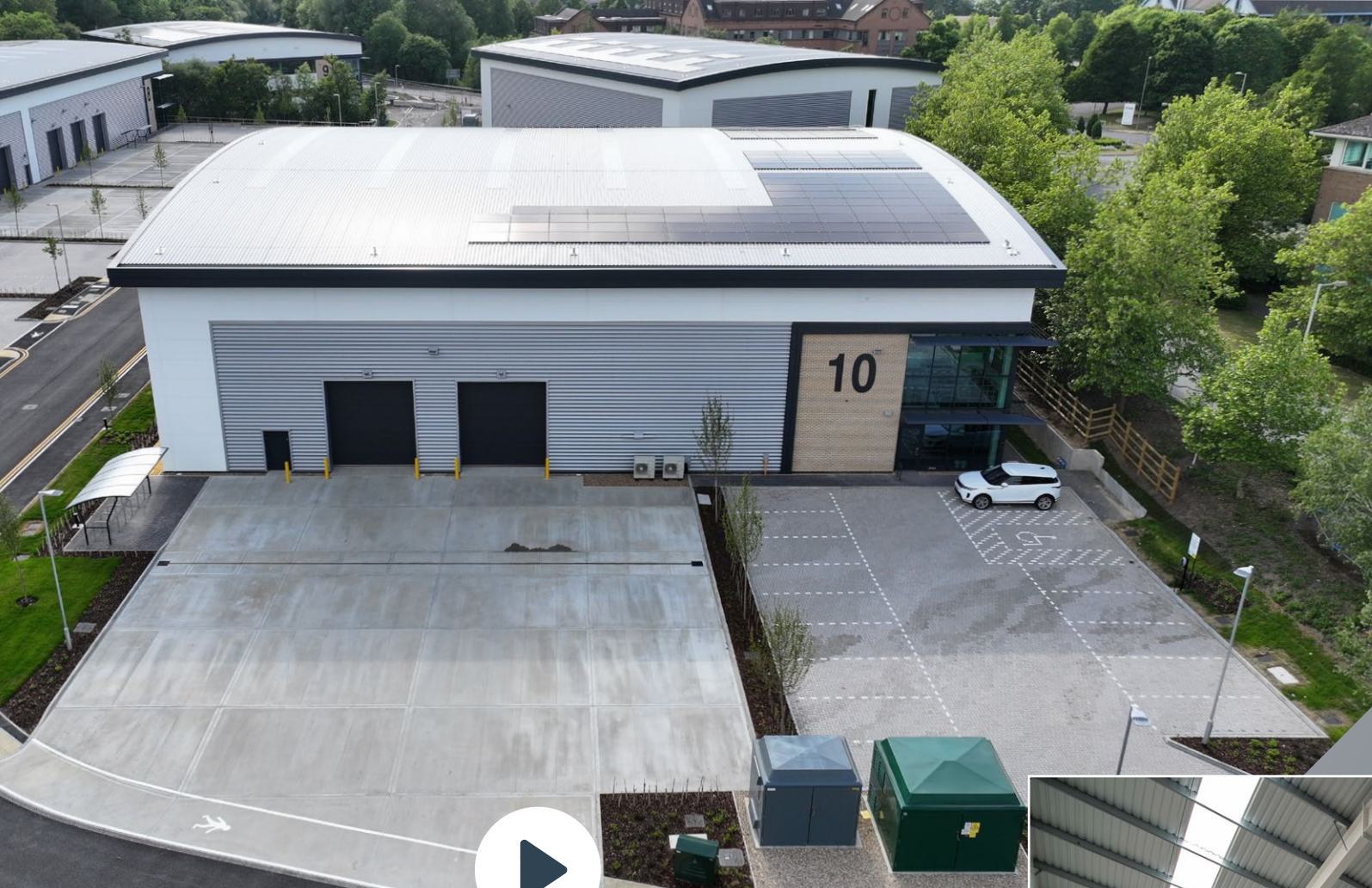


UNIT 8 TOUR

|                            | 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 TOUR

UNIT 10

| UNIT 10                    |               |
|----------------------------|---------------|
| GROUND FLOOR (SQ FT)       | 17,093        |
| FIRST FLOOR (SQ FT)        | 3,592         |
| <b>TOTAL (SQ FT)</b>       | <b>20,685</b> |
| CLEAR INTERNAL HEIGHT (M)  | 8.5           |
| GROUND LEVEL LOADING DOORS | 2             |
| CAR PARKING SPACES         | 33            |



8.5m CLEAR  
INTERNAL  
HEIGHT



GROUND LEVEL  
LOADING DOORS



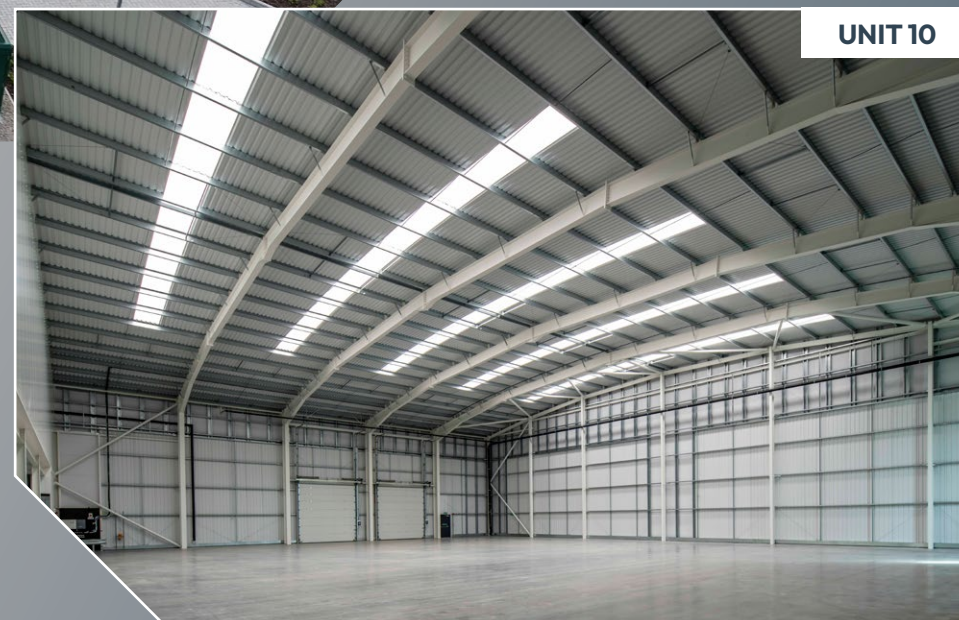
26m YARD  
DEPTH



CAR PARKING  
SPACES

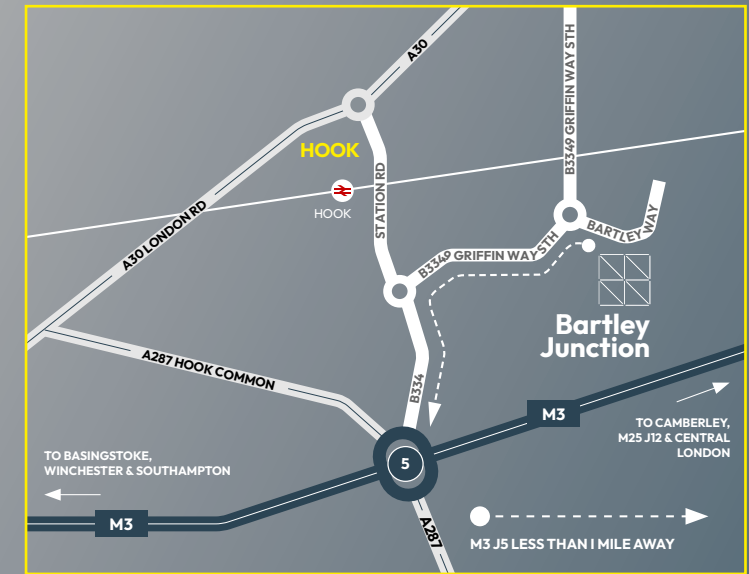


50kN/m<sup>2</sup>  
FLOOR  
LOADING





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

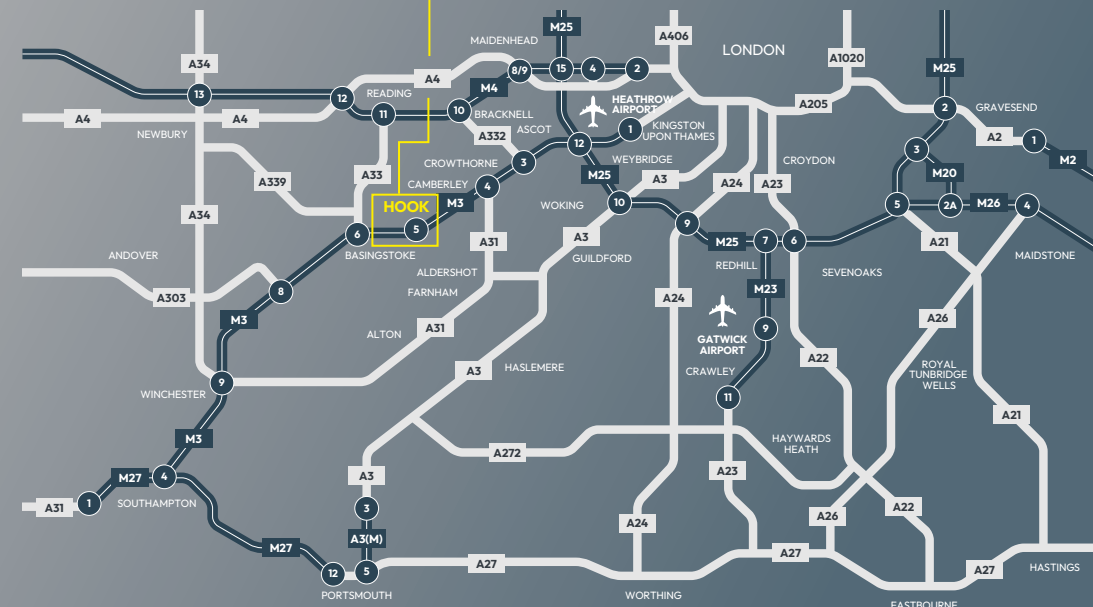


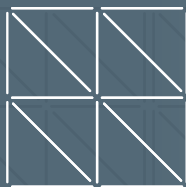
## LOCATION

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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