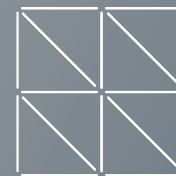


NEW BUILD WAREHOUSE DEVELOPMENT



**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



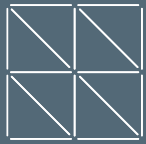
EV CHARGING
POINTS



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	LET	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

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UNIT 2



8.5m
CLEAR INTERNAL
HEIGHTS



16.5m
YARD DEPTHS



GROUND LEVEL
LOADING DOORS



CAR PARKING
SPACES



40kN/m²
FLOOR
LOADING



UNIT 2 TOUR

	UNIT 2
GROUND FLOOR (SQ FT)	9,665
FIRST FLOOR (SQ FT)	1,809
TOTAL (SQ FT)	11,474
CLEAR INTERNAL HEIGHT (M)	8.5
GROUND LEVEL LOADING DOORS	2
CAR PARKING SPACES	12



UNIT 2

UNITS 5-8

8.5m
CLEAR INTERNAL
HEIGHTS

16.5m
YARD DEPTHS

GROUND LEVEL
LOADING DOORS

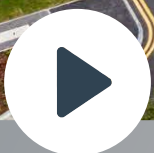
CAR PARKING
SPACES



50kN/m²
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
TOTAL (SQ FT)	16,592	13,900	UNDER OFFER	17,868
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



8.5m CLEAR
INTERNAL
HEIGHT

GROUND LEVEL
LOADING DOORS

26m YARD
DEPTH

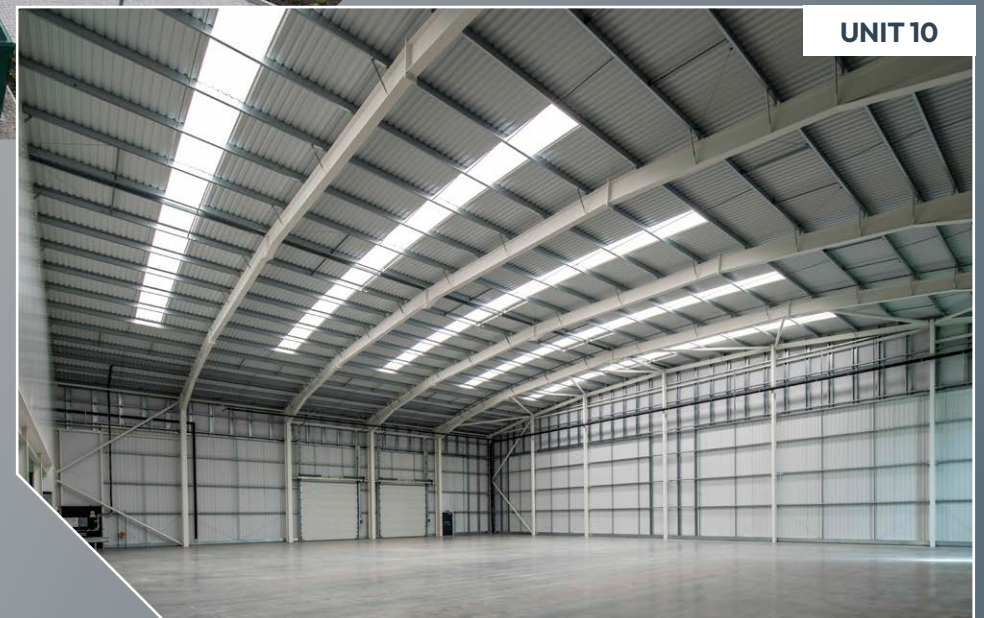
CAR PARKING
SPACES

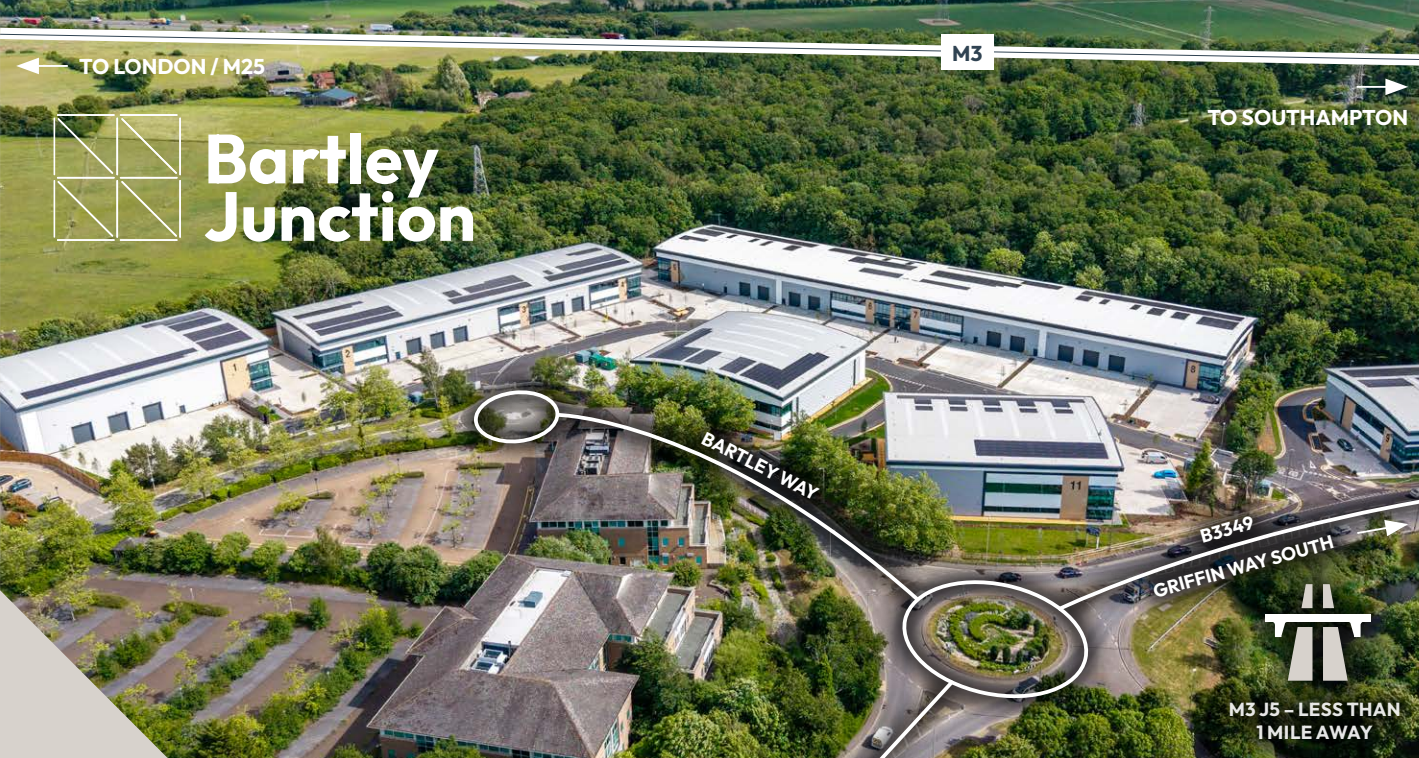
50kN/m²
FLOOR
LOADING

UNIT 10 TOUR

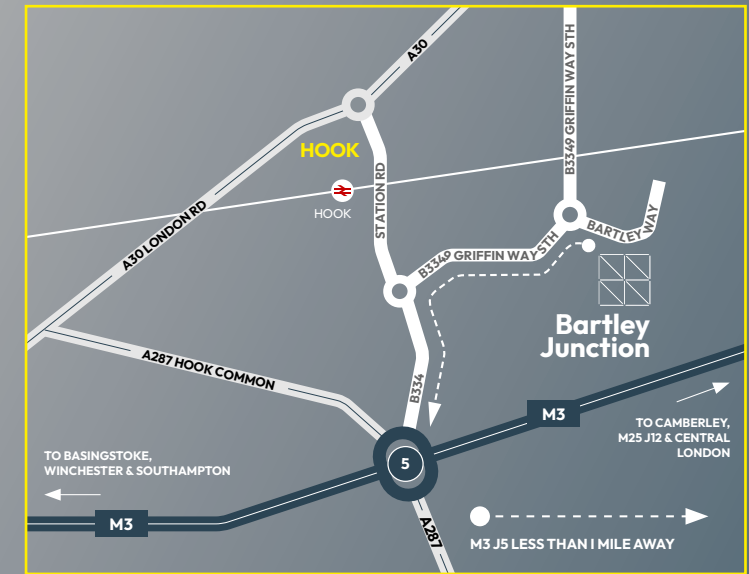
UNIT 10

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





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



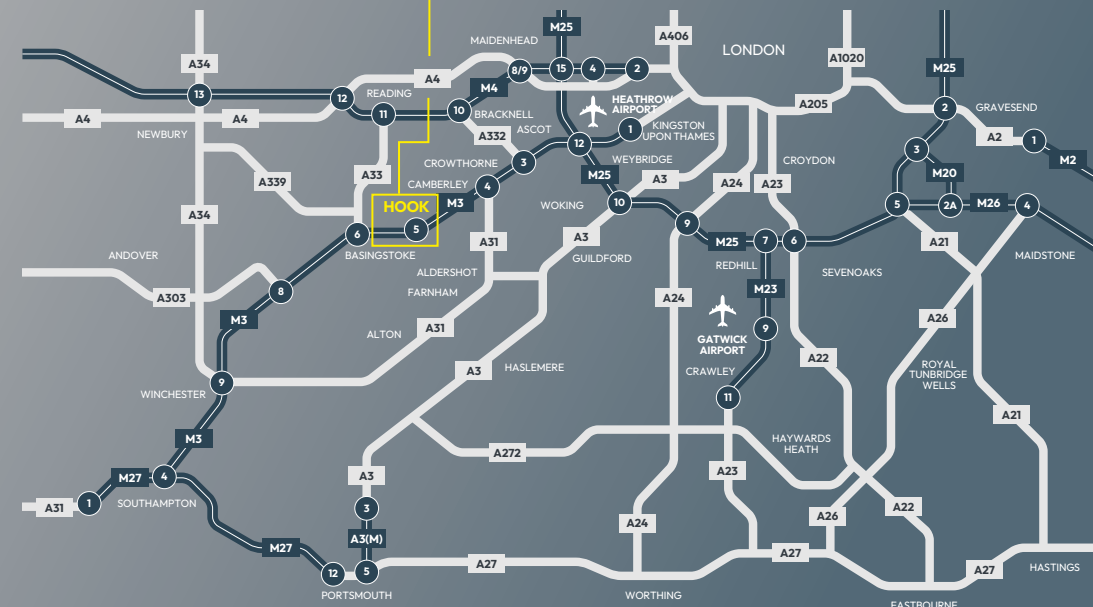
LOCATION

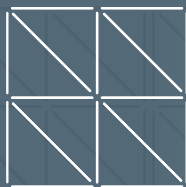
Bartley Junction is strategically located less than 1 mile from Junction 5 of the M3 motorway, accessed via the B3349. The site is highly prominent and provides easy access to key surrounding towns such as Basingstoke, Reading, Farnborough, Bracknell and Guildford. Hook Railway Station is within a 10 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
M3 Junction 5	0.8 miles	2 mins
Basingstoke	5 miles	7 mins
Farnborough	11 miles	15 mins
Reading (J11, M4)	12 miles	20 mins
Bracknell	16 miles	30 mins
Guildford	18 miles	30 mins
M25 Junction 12	22 miles	21 mins

NATIONAL LOCATIONS	DISTANCE	TIME
M4	11 miles	16 mins
A34	19 miles	20 mins
A3	22 miles	24 mins
Heathrow Airport	26 miles	27 mins
Southampton	35 miles	39 mins
Central London	44 miles	68 mins
Gatwick Airport	54 miles	60 mins





Bartley Junction

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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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