

5 UNITS  
REMAINING

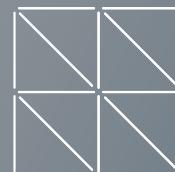


NEW BUILD  
WAREHOUSE  
DEVELOPMENT



TAKE  
A TOUR

[BARTLEYJUNCTION.COM](http://BARTLEYJUNCTION.COM)



**Bartley  
Junction**

J5 M3 HOOK RG27 9ER

UNITS FROM  
11,474-30,492 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



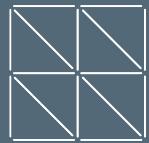
EV CHARGING  
POINTS



## 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	
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	
<b>TOTAL (SQ FT)</b>	<b>LET</b>	<b>11,474</b>	<b>LET</b>	<b>LET</b>	<b>16,592</b>	<b>13,900</b>	<b>LET</b>	<b>17,868</b>	<b>LET</b>	<b>20,685</b>	<b>LET</b>	<b>80,519</b>
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





8.5m  
CLEAR INTERNAL  
HEIGHT



16.5m  
YARD DEPTH



GROUND LEVEL  
LOADING DOORS



12 CAR PARKING  
SPACES



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

UNIT 2



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



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 8 TOUR

	UNIT 5	UNIT 6	UNIT 8
GROUND FLOOR (SQ FT)	13,968	11,719	15,025
FIRST FLOOR (SQ FT)	2,624	2,181	2,843
TOTAL (SQ FT)	16,592	13,900	17,868
UNITS 5&6 COMBINED TOTAL (SQ FT)	30,492		
CLEAR INTERNAL HEIGHT (M)	8.5	8.5	8.5
GROUND LEVEL LOADING DOORS	2	2	3
CAR PARKING SPACES	25	22	26

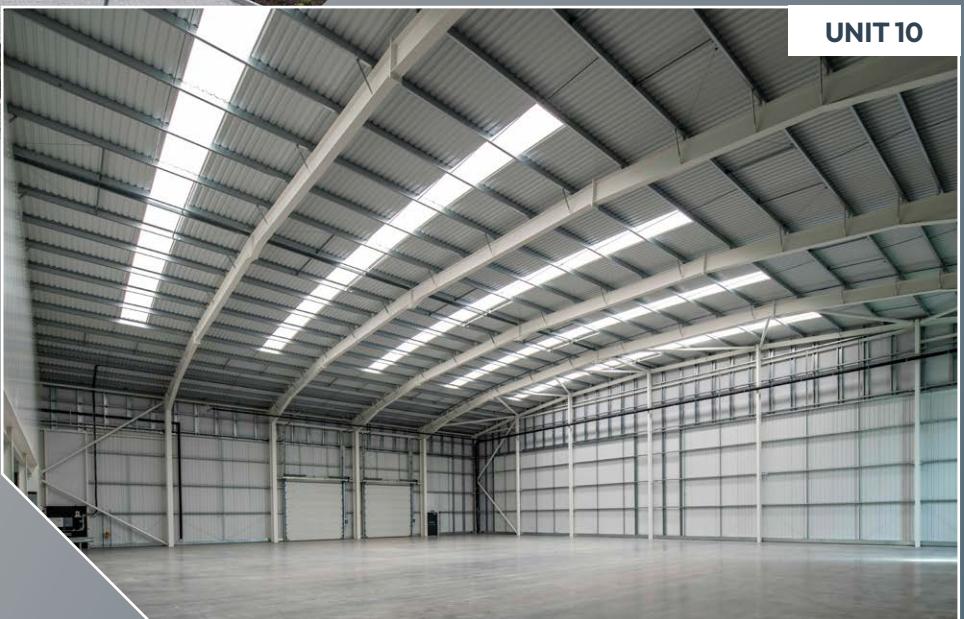




# UNIT 10

## UNIT 10 TOUR

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



33 CAR PARKING SPACES



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



TO LONDON / M25

M3

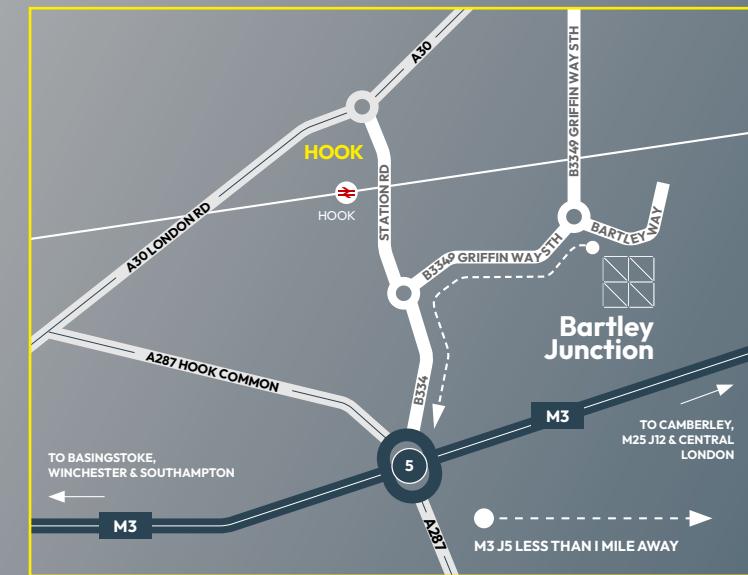
TO SOUTHAMPTON

# Bartley Junction

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typical.watch.listen

J5 M3, HOOK RG27 9ER



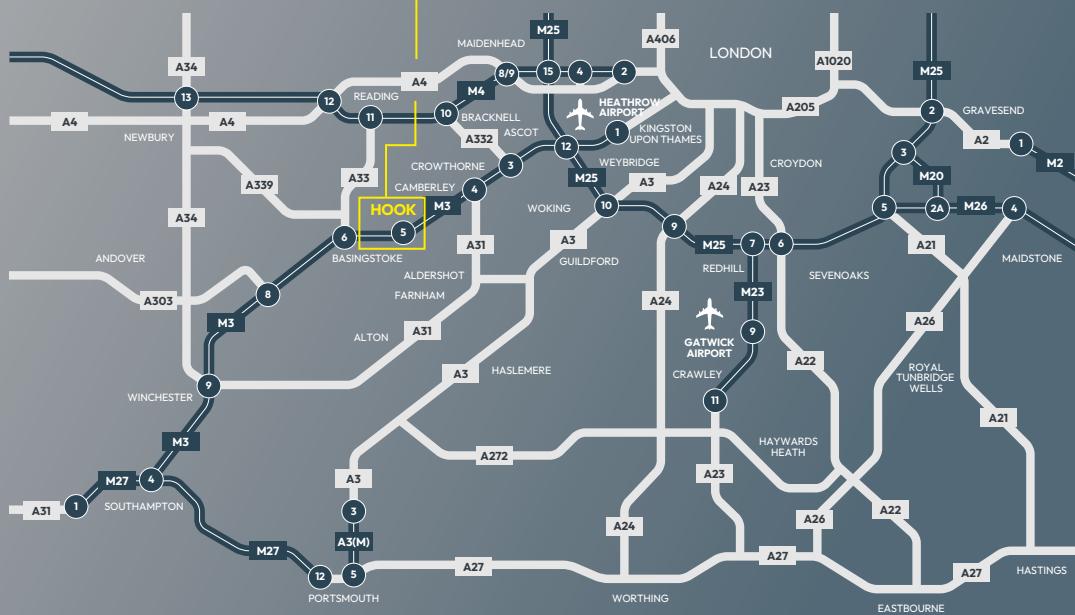
## LOCATION

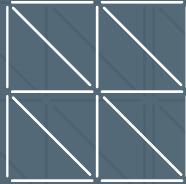
Bartley Junction is strategically located less than 1 mile from Junction 5 of the M3 motorway, accessed via the B3349. The site is highly prominent and provides easy access to key surrounding towns such as Basingstoke, Reading, Farnborough, Bracknell and Guildford. Hook Railway Station is within a 10 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

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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