

OVER
60%
LET

EXPLORE
BARTLEY JUNCTION



**Bartley
Junction**

J5 M3 HOOK RG27 9ER

Join businesses already
choosing Bartley Junction

Units from:

11,474–20,685 SQ FT



7 UNITS
NOW LET



4 UNITS REMAIN FROM
11,474–20,685 SQ FT



LESS THAN
1 MILE AWAY



ESTABLISHED BUSINESS
ENVIRONMENT



SCHEME TOTALING
169,734 SQ FT

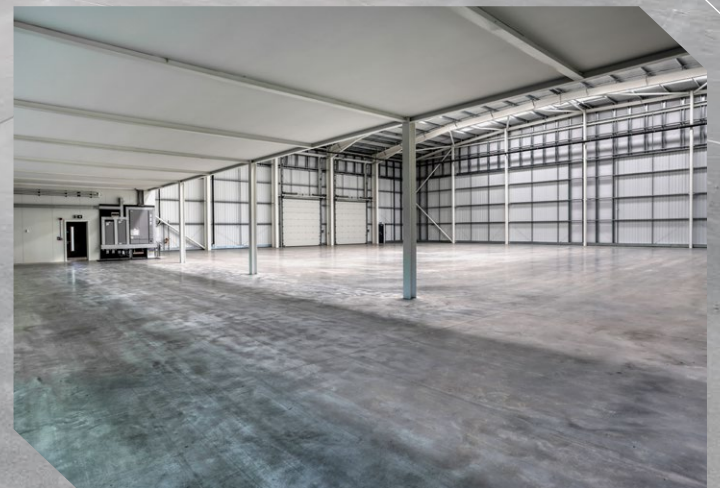
Bartley Junction
PROVEN DEMAND

Over 60% of the scheme now let, with just four opportunities remaining.

Businesses already choosing Bartley Junction:



Ready for
WHAT'S NEXT



JUST FOUR OPPORTUNITIES REMAIN

Join businesses already choosing Bartley Junction

Unit 1
N20
GLOBE GROUPE

Unit 3
red-radish

Unit 4
STORTREC

Unit 7
OFFGRID
ENERGY LABS

Unit 9
ABL
1 TOUCH

Accident Repair Group

Unit 11
VENTA



LESS THAN 1 MILE AWAY



Units from:

11,474–20,685 SQ FT

Units 1, 3, 4, 6, 7, 9 and 11 are now let.

	UNIT 2	UNIT 5	UNIT 8	UNIT 10	AVAILABLE GEA
GROUND FLOOR (SQ FT)	9,665	13,968	15,025	17,093	
FIRST FLOOR (SQ FT)	1,809	2,624	2,843	3,592	
TOTAL (SQ FT)	11,474	16,592	17,868	20,685	66,619
CLEAR INTERNAL HEIGHT (M)	8.5	8.5	8.5	8.5	
CAR PARKING SPACES	12	25	26	33	

Specified for **TODAY'S OCCUPIER**



1.3 MVA 

3 PHASE POWER

8.5m 

CLEAR INTERNAL
HEIGHTS



EXCELLENT LOADING
DOOR PROVISION



16.5-26M
YARD DEPTHS



40-50KN/M²
FLOOR LOADING



OFFICES WITH VRF
AIR CONDITIONING



CAR PARKING





Commercially driven SUSTAINABLY DELIVERED



10% of rooflights to warehouse, providing excellent natural light – which has been proven to increase staff productivity by 25% and decrease operational costs



Natural light to offices, creating an environment to attract and retain staff. Working in light spaces promotes better sleep and productivity for the workforce



Shower facilities to encourage cycling to work and green travel



Cycle parking



Landscaped grounds with river walks providing green space for staff to explore on breaks – improving welfare and creating a healthy environment



Solar gain and soundproofing to the windows to ensure a positive working environment for staff



Rooftop solar PV panels



EV charging points

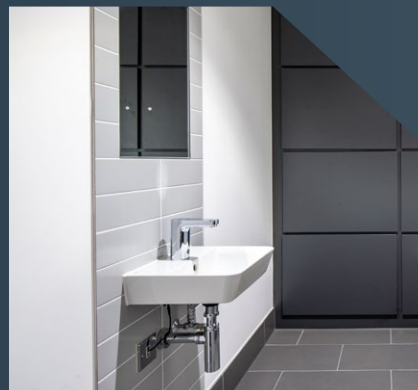
LOWER COSTS LOWER CARBON

Designed to support efficient business operations, Bartley Junction combines rooftop solar PV, excellent natural daylight and modern energy-efficient construction to help reduce ongoing running costs.

With lower maintenance requirements, EV charging infrastructure and an operational net zero carbon design, the scheme provides a smarter, more sustainable place for businesses to grow.

SOLAR PV SAVINGS

Unit	Annual Generation (kWh/year)	Output (kWp)	Estimated Annual Saving at 0.30p per kWh	Estimated Annual Saving (PSF)
2	45,260	47	£13,578	£1.18
5	62,286	62	£18,685	£1.13
6	46,799	47	£14,039	£1.01
8	66,973	66	£20,091	£1.12
10	77,674	80	£23,302	£1.13





Key FEATURES

8.5m
CLEAR INTERNAL
HEIGHT

16.5M
YARD DEPTH

2 GROUND LEVEL
LOADING DOORS

12 CAR PARKING
SPACES

40KN/M²
FLOOR LOADING

UNIT 2

11,474 SQ FT

[VIEW UNIT 2 TOUR](#)

GROUND FLOOR (SQ FT)	9,665
FIRST FLOOR (SQ FT)	1,809
TOTAL (SQ FT)	11,474

Key FEATURES

8.5m
CLEAR INTERNAL
HEIGHT

16.5M
YARD DEPTH

2 GROUND LEVEL
LOADING DOORS

25 CAR PARKING
SPACES

PASSENGER
LIFT

50KN/M²
FLOOR LOADING



UNIT 5

16,592 SQ FT

	UNIT 5
GROUND FLOOR (SQ FT)	13,968
FIRST FLOOR (SQ FT)	2,624
TOTAL (SQ FT)	16,592

[VIEW UNIT 5 TOUR](#)





Key FEATURES

8.5m
CLEAR INTERNAL
HEIGHT

16.5M
YARD DEPTH

2 GROUND LEVEL
LOADING DOORS

26 CAR PARKING
SPACES

50KN/M²
FLOOR LOADING

UNIT 8

17,868 SQ FT

[VIEW UNIT 8 TOUR](#)

GROUND FLOOR (SQ FT)	15,025
FIRST FLOOR (SQ FT)	2,843
TOTAL (SQ FT)	17,868



UNIT 10

20,685 SQ FT

[VIEW UNIT 10 TOUR](#) 

GROUND FLOOR (SQ FT)	17,093
FIRST FLOOR (SQ FT)	3,592
TOTAL (SQ FT)	20,685

Key FEATURES

8.5m 
CLEAR INTERNAL
HEIGHT


26M
YARD DEPTH


2 GROUND LEVEL
LOADING DOORS

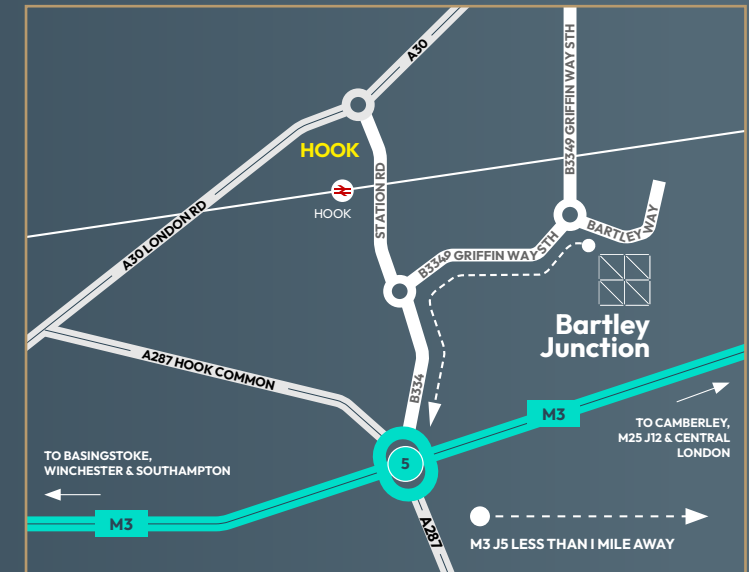

33 CAR PARKING
SPACES


PASSENGER
LIFT


50KN/M²
FLOOR LOADING



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

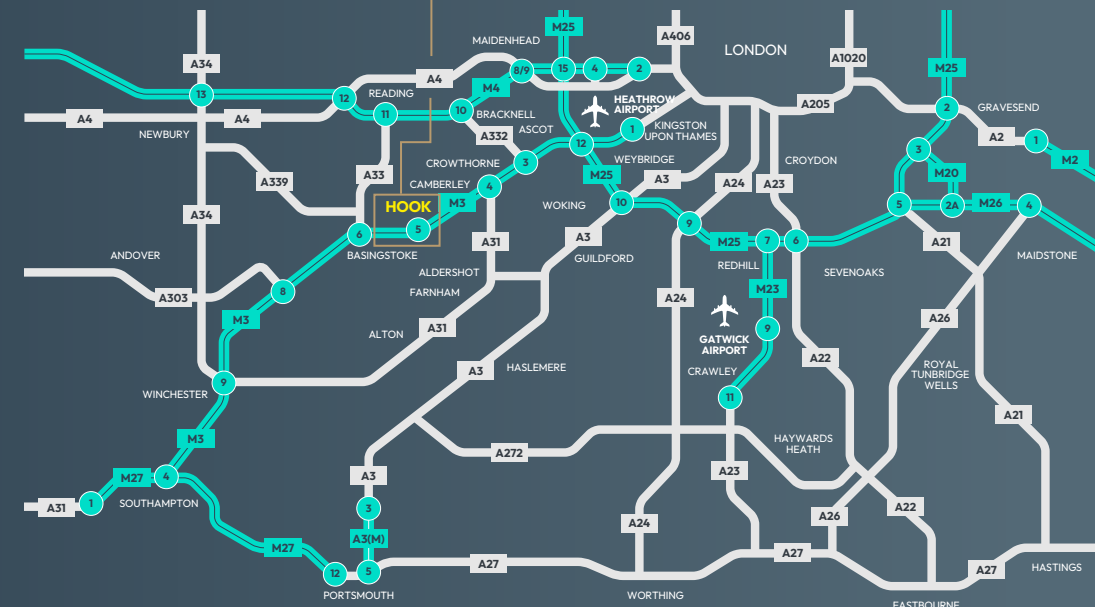


LOCATION

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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