

CONSTRUCTION COMMENCED  
COMPLETION APRIL 2025

# BARTLEY JUNCTION

## J5 M3

A NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT - UNITS FROM 9,935 TO 20,559 SQ FT

HOOK | RG27 9UP

# 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.

# DESCRIPTION

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

The scheme will be speculatively developed, with anticipated completion in April 2025.



8.5m – 10.5m clear internal heights



16.5m – 27m yard depth



1:6,572 sq ft loading door ratio



VRF air conditioning to offices



EV charging points



1:676 sq ft car parking ratio



Rooftop solar PV



3 phase 1.1MVA

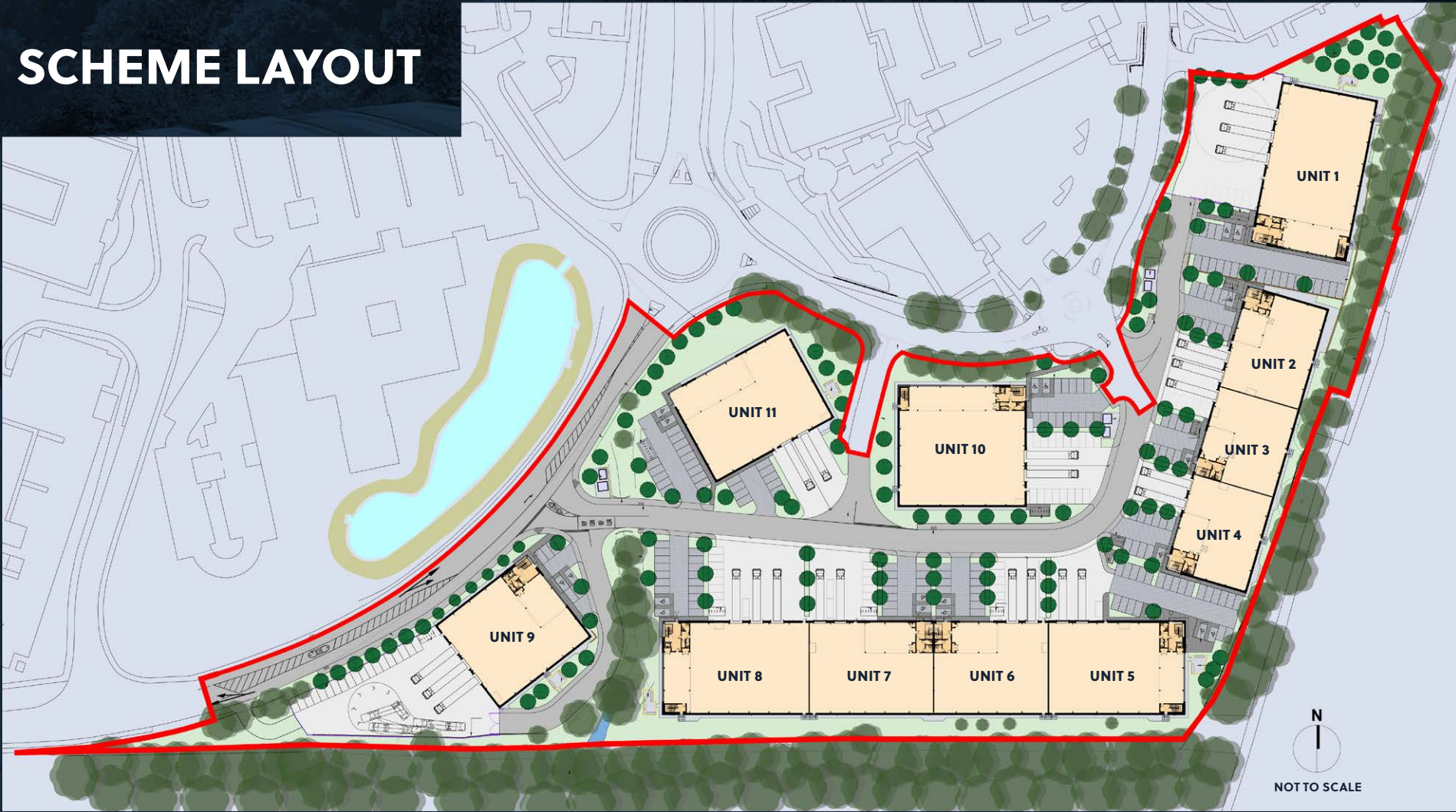


Target EPC 'A'



Target BREEAM 'Excellent'

# SCHEME LAYOUT



	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	TOTAL GEA (SQ FT)
GROUND FLOOR (SQ FT)	17,384	9,688	8,450	9,225	13,993	11,582	12,916	15,048	13,326	17,050	14,919	143,581
FIRST FLOOR (SQ FT)	3,067	1,700	1,485	1,819	2,465	2,239	2,067	2,647	2,346	3,509	2,809	26,153
TOTAL (SQ FT)	20,451	11,388	9,935	11,044	16,458	13,821	14,983	17,695	15,672	20,559	17,728	169,734
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	32	12	15	11	25	22	19	26	26	33	30	





**NATIONAL TRAVEL TIMES**

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

Source: Google

SAT NAV: RG27 9UP



LOCAL TRAVEL TIMES

KEY LOCATIONS	Junction 5 of M3	Basingstoke	Farnborough	Reading (Jct 11, M4)	Bracknell	Guildford	Junction 12 of M25
DISTANCE	0.8 miles	5 miles	11 miles	12 miles	16 miles	18 miles	22 miles
MINUTES	2 mins	7 mins	15 mins	20 mins	30 mins	30 mins	21 mins

Source: Google



## EPC

Target 'A' Rating.

## RENT AND TERMS

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

## CONTACT DETAILS

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