BEACON HILL LOGISTICS PARK

BEACON HILL ROAD

TO LET 2 NEW INDUSTRIAL / WAREHOUSE UNITS 17,126 SQ FT & 21,689 SQ FT

Tenant Signage

UNIT³OFFER

Beacon Hill Logistics Park is a brand new development, recently completed offering 2 units of 21,689 sq ft and 17,126 sq ft.

The development is well located to Fleet Town Centre; junctions 4 & 4a of the M3 while the Blackwater Towns of Farnborough, Guildford and Aldershot are within easy reach. Locally Fleet mainline provides direct access to London Waterloo.

NAISHES WOOD NATURE RESERVE

A303 & M27

New development provides 2 industrial/ warehouse units suitable for all uses within B1, B2 and B8 uses.

All units have an eaves height of 7.0m and full planning permission for fitted offices at first floor from large yards which can be made secure, plus up and over level access doors, and dedicated car parking.

FLEET & COOKHAM

home) bargains

BEACON HILL OGISTICS PARI

NORTH TO London & M25

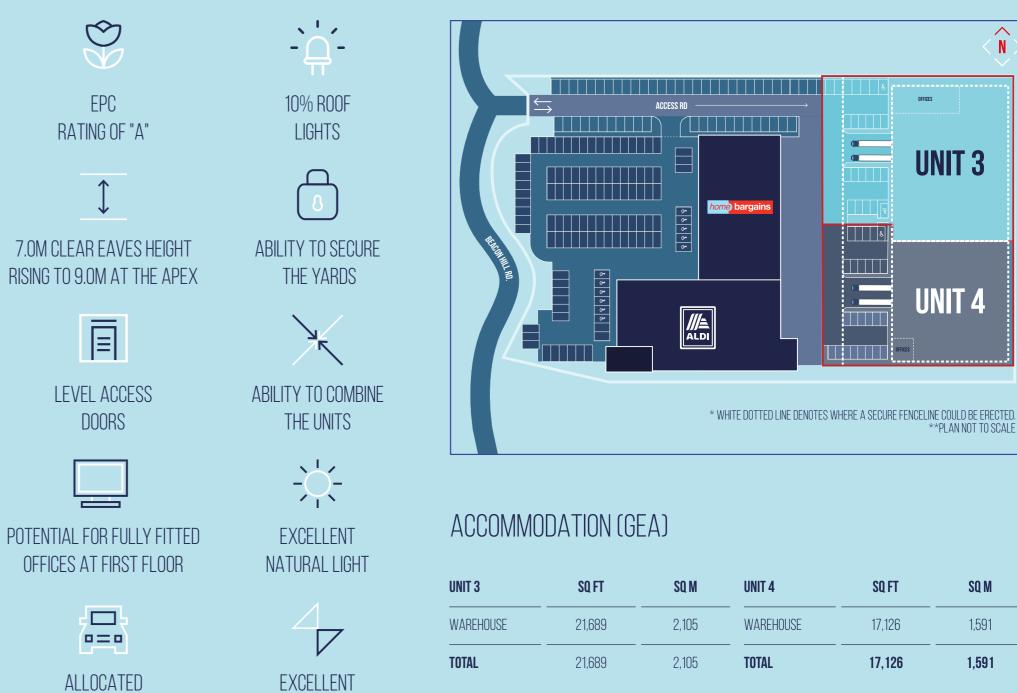
₹

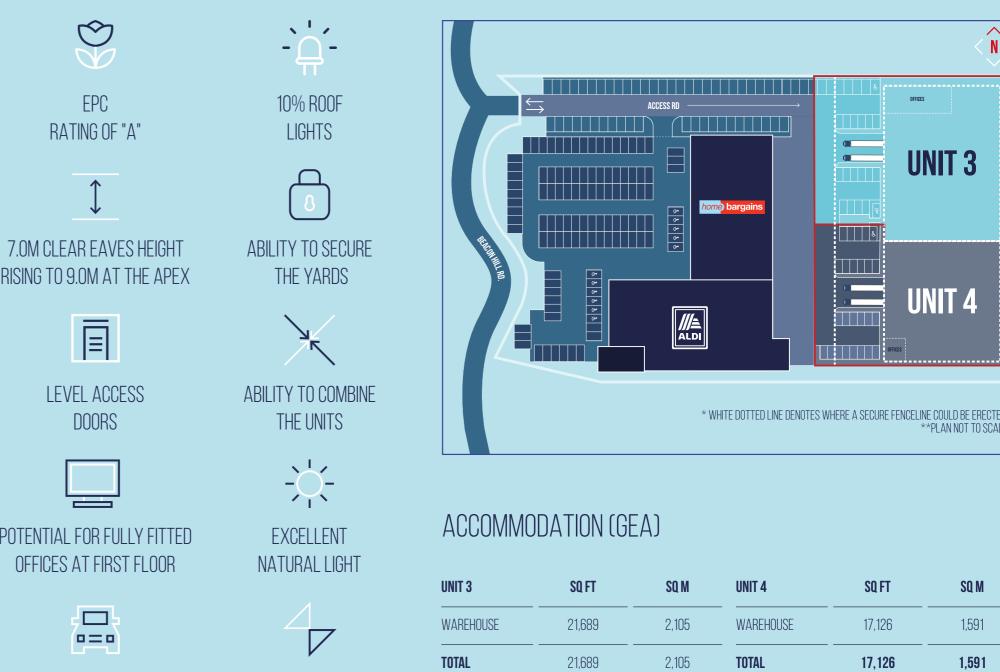
TWESELDOWN RACECOURSE

(J4A)









26 CAR PARKING SPACES

POWER PROVISION

PARKING PROVISION

27 CAR PARKING SPACES



LOCATION

The property is located just 2 miles south of Fleet town centre on Beacon Hill Road (B3013). The units are adjacent to a new retail development which includes staff amenity opportunities such as Aldi and Home Bargains.

The area is well located within the heart of the Blackwater Valley, 40 miles south west of Central London, 17 miles south of Reading and 15 miles west of Guildford. Fleet Railway Station is within 3 miles of the property and provides services to London Waterloo in a journey time of approximately 41 minutes.

DRIVE TIMES

M3 J4A	8 Minutes	8 Miles
ALDERSHOT	9 Minutes	4 Miles
M3 J5	12 Minutes	7 Miles
FARNBOROUGH	12 Minutes	5 Miles
A331	12 Minutes	6 Miles
GUILDFORD	22 Minutes	14 Miles
CENTRAL LONDON	60 Minutes	42 Miles

Source: google maps

RENT **BUSINESS RATES** EPC The units are available by way of a new lease for a term to be agreed. Contact the agents for further information. Upon Application. EPC Rating: A. VIEWING AND FURTHER INFORMATION AVAILABLE VIA THE JOINT AGENTS: WILL MERRETT-CLARKE JOHN POCOCK BEN ROWE FREDDIE CHANDLER HOLLIS 07766 072 273 07841460300 07935769627 07774 269 443 HOCKLEY john.pocock@logixproperty.com ben.rowe@logixproperty.com william.merrett-clarke@hollishockley.co.uk freddie.chandler@hollishockley.co.uk 01252 545848 020 3855 5790 www.hollishockley.com logixproperty.co

Misrepresentation Act 1967 Logix Property and Hollis Hockley for themselves and for the Vendors or Lessors of this property whose agents they are give notice that. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Hurst Warne and Hollis Hockley has any authority to make or give representation or warranty whatsoever in relation to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. March 2024.