

A development by

EQUATION PROPERTIES **BentallGreenOak** 



VANGUARD
LOGISTICS PARK
A3—GU33 6DN

TO LET
TWO HIGH QUALITY INDUSTRIAL/DISTRIBUTION WAREHOUSES
200,367 & 146,196 SQ FT. AVAILABLE Q3 2023

VANGUARD LOGISTICS PARK IS A NEW INDUSTRIAL/DISTRIBUTION DEVELOPMENT LOCATED IN LONGMOOR, HAMPSHIRE. THE SCHEME IS STRATEGICALLY LOCATED ON THE LONGMOOR JUNCTION OF THE A3, WHICH PROVIDES EXCEPTIONAL ACCESS TO GREATER LONDON AND M25 (N) AND THE M27 CORRIDOR TO THE SOUTH.



PRIME LOCATION

Prominent dual carriageway presence situated on the Longmoor junction of the A3.



ESTATE

Enhanced landscaped private estate with secured fencing and independent gates.



FUTURE PROOF

EV charging points to future proof occupiers ongoing requirements and occupational needs.



LABOUR

Excellent local labour pool with 307,075 economically active population with a 30 minute drive.



SUSTAINABLE

BREEAM 'Excellent'
EPC A rating.



CONNECTIVITY

Proximity to major airports (Southampton/Heathrow) and ports (Portsmouth/Southampton).



VANGUARD
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TOTAL AREA (GIA) 346,563 SQ FT

The site spans 15 acres and will consist of two high quality warehouses of 200,367 and 146,196 SQ FT, available from Q3 2023. Vanguard Logistics Park is an exceptional development for a vast range of occupiers seeking to optimise their business activities in the South East to the rest of the UK.

ACCOMMODATION

UNIT 1	146,196 SQ FT
UNIT 2	200,367 SQ FT
TOTAL AREA (GIA)	346,563 SQ FT

UNIT 2	SQ FT
WAREHOUSE AREA	136,485
OFFICE (INCL. GF CORE)	8,075
PLANT DECK	1,636
TOTAL AREA (GIA)	146,196

HAUNCH HEIGHT	15M
LEVEL ACCESS DOORS	2
DOCK LOADING DOORS	12
HGV PARKING	10
CAR PARKING SPACES	124
EV CHARGING POINTS	14
YARD DEPTH	50M
FLOOR LOADING (KN/M2)	50

UNIT 1	SQ FT
WAREHOUSE AREA	185,755
OFFICE (INCL. GF CORE)	9,390
TRANSPORT OFFICE	2,500
GATEHOUSE	300
ROOF TERRACE	840
PLANT DECK	1,582
TOTAL AREA (GIA)	200,367

HAUNCH HEIGHT	15M
LEVEL ACCESS DOORS	3
DOCK LOADING DOORS	16
HGV PARKING	31
CAR PARKING SPACES	198
EV CHARGING POINTS	22
YARD DEPTH	50M
FLOOR LOADING (KN/M2)	50

WAREHOUSE

50 kN/m2
Floor Loading

EPC A Rating

BREEAM
'Excellent' Rating

15% Roof Lights
to Warehouse

Unit 1 - 970 kVa
Unit 2 - 1400 kVa

EXTERNAL

15M
Haunch Height

EV Parking Bays

Secured
Independent Gate

Perimeter Paladin
Estate Fencing

OFFICES

LED Lighting with
Smart Control

Grade A Open
Plan Office

VRF Heating and
Comfort Cooling

Double Height
Glazed HQ Reception



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TOTAL AREA (GIA) 346,563 SQ FT

LOCATION

Vanguard Logistics Park is prominently located fronting the A3, which is the major arterial road connecting London and Portsmouth offering excellent connectivity to the region. The scheme is situated in Longmoor, Hampshire, 51 miles from London and 24 miles from Portsmouth. Major motorway networks such as the M3 (J6) and M25 (J10) are just 35 and 28 miles from the development.

Another key benefit of the scheme is the close proximity of Southampton Airport (38 miles) and Heathrow Airport (41 Miles), which handles 70% of the UK's air freight trade. Southampton and Portsmouth Ports are also in proximity to Vanguard Logistics Park.

M27/PORTSMOUTH 24 MILES

BORDON 4 MILES

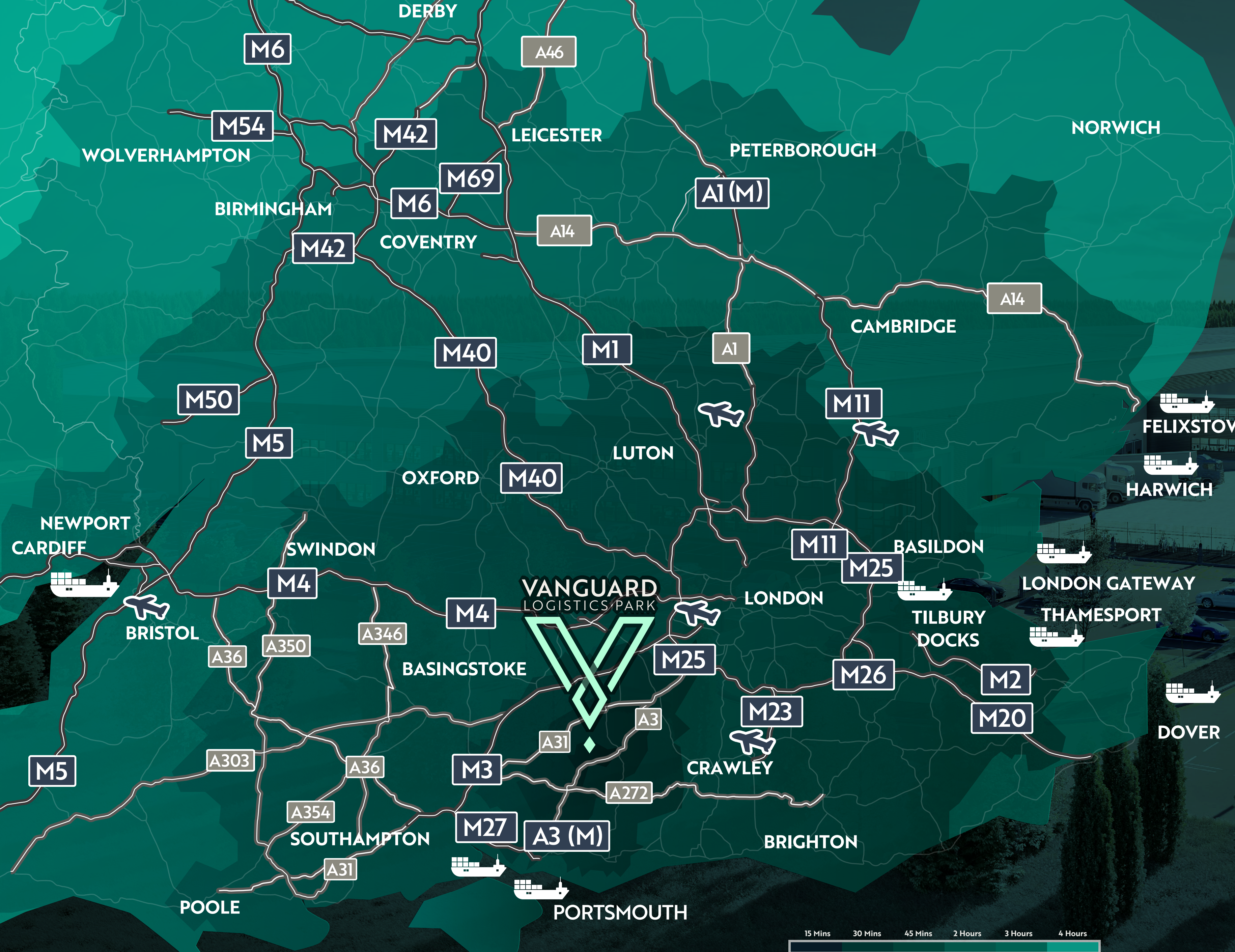
A3

WOOLMER ROAD (A325)

M25/LONDON 51 MILES



STRATEGIC



AIRPORTS

	DISTANCE	JOURNEY
HEATHROW	41 MILES	41 MINS
SOUTHAMPTON	38 MILES	52 MINS
GATWICK	53 MILES	53 MINS

PORTS

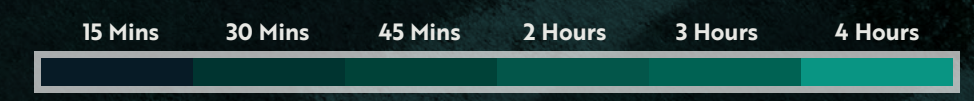
	DISTANCE	JOURNEY
PORTSMOUTH	24 MILES	26 MINS
SOUTHAMPTON	39 MILES	55 MINS

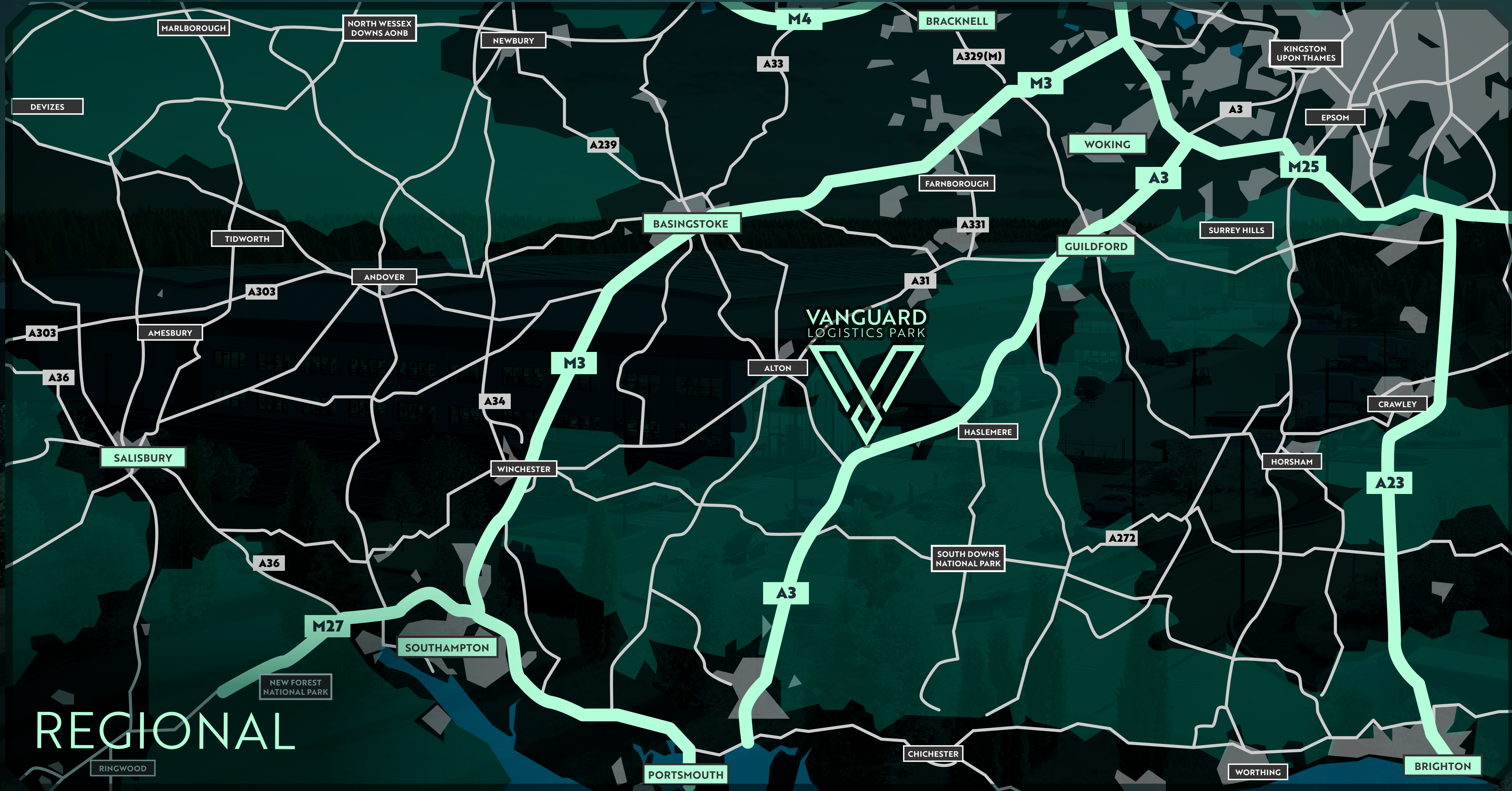
PLACES

	DISTANCE	JOURNEY
A3	0.2 MILES	1 MIN
BORDON	4 MILES	9 MINS
M27	22 MILES	21 MINS
GUILDFORD	21 MILES	26 MINS
PORTSMOUTH	24 MILES	26 MINS
M25	29 MILES	30 MINS
FARNBOROUGH	26 MILES	32 MINS
M3	21 MILES	35 MINS
A34	25 MILES	36 MINS
CAMBERLEY	30 MILES	37 MINS
A33	26 MILES	39 MINS
SOUTHAMPTON	38 MILES	52 MINS
READING	34 MILES	60 MINS
M4	57 MILES	1 HOUR 11 MINS
LONDON	51 MILES	1 HOUR 21 MINS

RAIL

	DISTANCE	JOURNEY
LONGMOOR STATION	3 MILES	6 MINS





VANGUARD
LOGISTICS PARK



REGIONAL

SUSTAINABILITY

DEMOGRAPHICS*

307,075

VLP has an economically active workforce within a **30m Drive**


1,038,516

VLP has an economically active workforce within a **45m Drive**

*SOURCE CACI / ONS


Vanguard Logistics Park benefits from a large economically active labour pool at **307,075** individuals within a **30 minute drive**, and **1,038,516** with a **45 minute drive**. This provides occupiers access to a sizeable workforce needed for their operations. **Weekly wages** of this group are **lower than the national and regional averages**, allowing businesses to remain competitive with their human resource expenditure.

BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)




'Excellent' Rating

ENERGY PERFORMANCE CERTIFICATE




A Rating for excellent energy performance.

NATURAL LIGHT




Optimised use of natural light with 15% roof lights and excellent office visibility.

RENEWABLE TECHNOLOGIES




Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

RESPONSIBLE SOURCING




Assured construction materials with low environmental, economic and social impact.

ELECTRIC VEHICLE CHARGING




36 (active) Charging points provided with provision for to future-proof occupier fleet requirements.

WATER REGULATION TECHNOLOGIES




Efficient sanitary-ware with low flow rates to reduce water consumption.

SUSTAINABLE MATERIALS




Reduce energy consumption and environmental impact over the life cycle of the building.

BICYCLE SPACES




Ample spaces in covered shelters encourages environmental travel.

ENHANCED CLADDING




Delivering superior energy performance to reduce running costs.

ENERGY METERING TECHNOLOGY



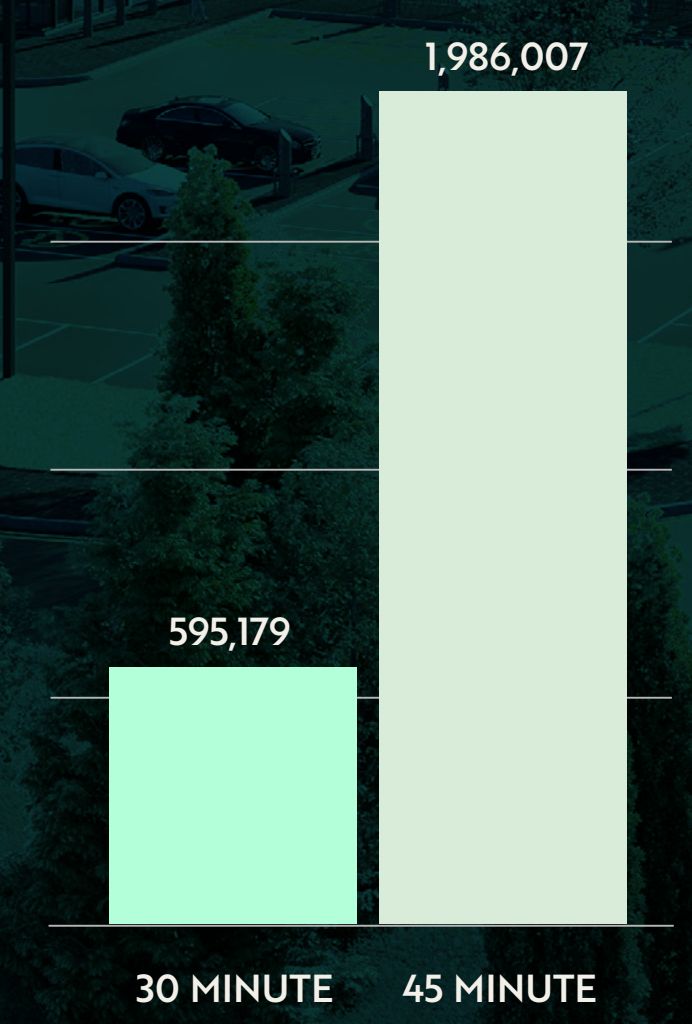
Allows occupiers to pro-actively manage their energy consumption.

LED LIGHTING

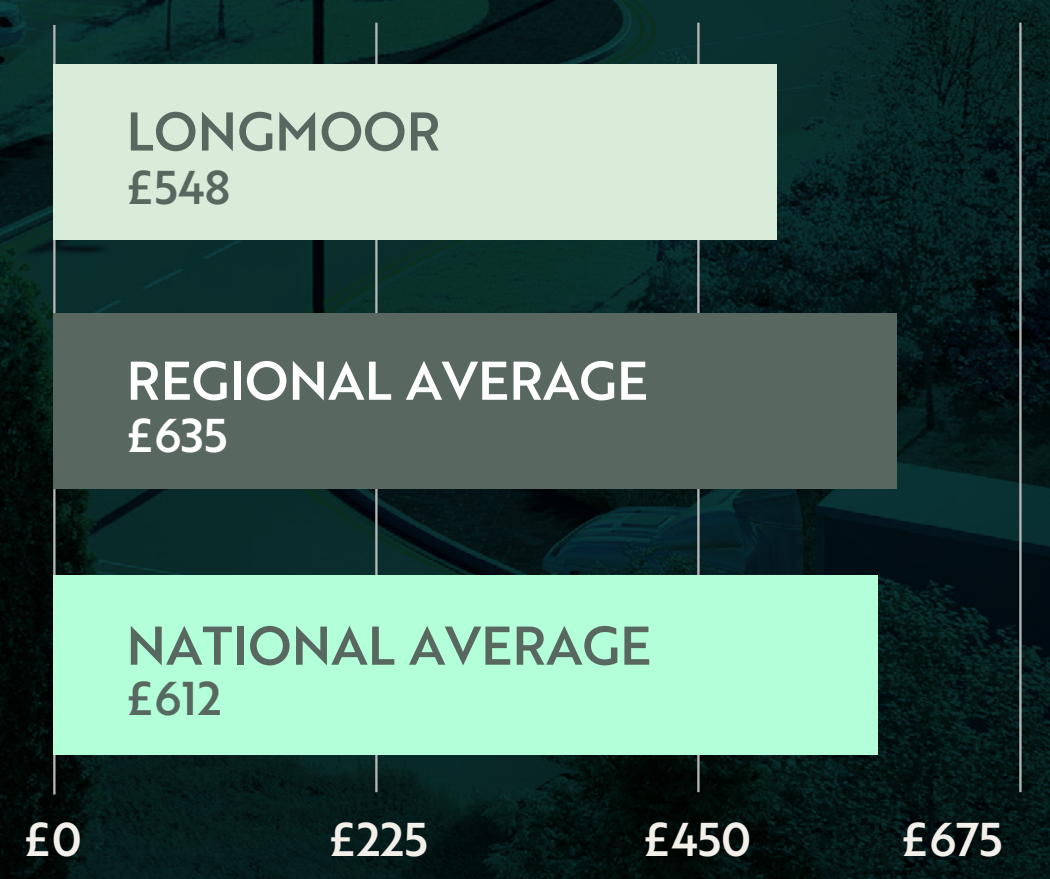


Enables 75% less energy consumption and 25 times more durability than incandescent lighting.

RESIDENT POLULATION DRIVE TIME

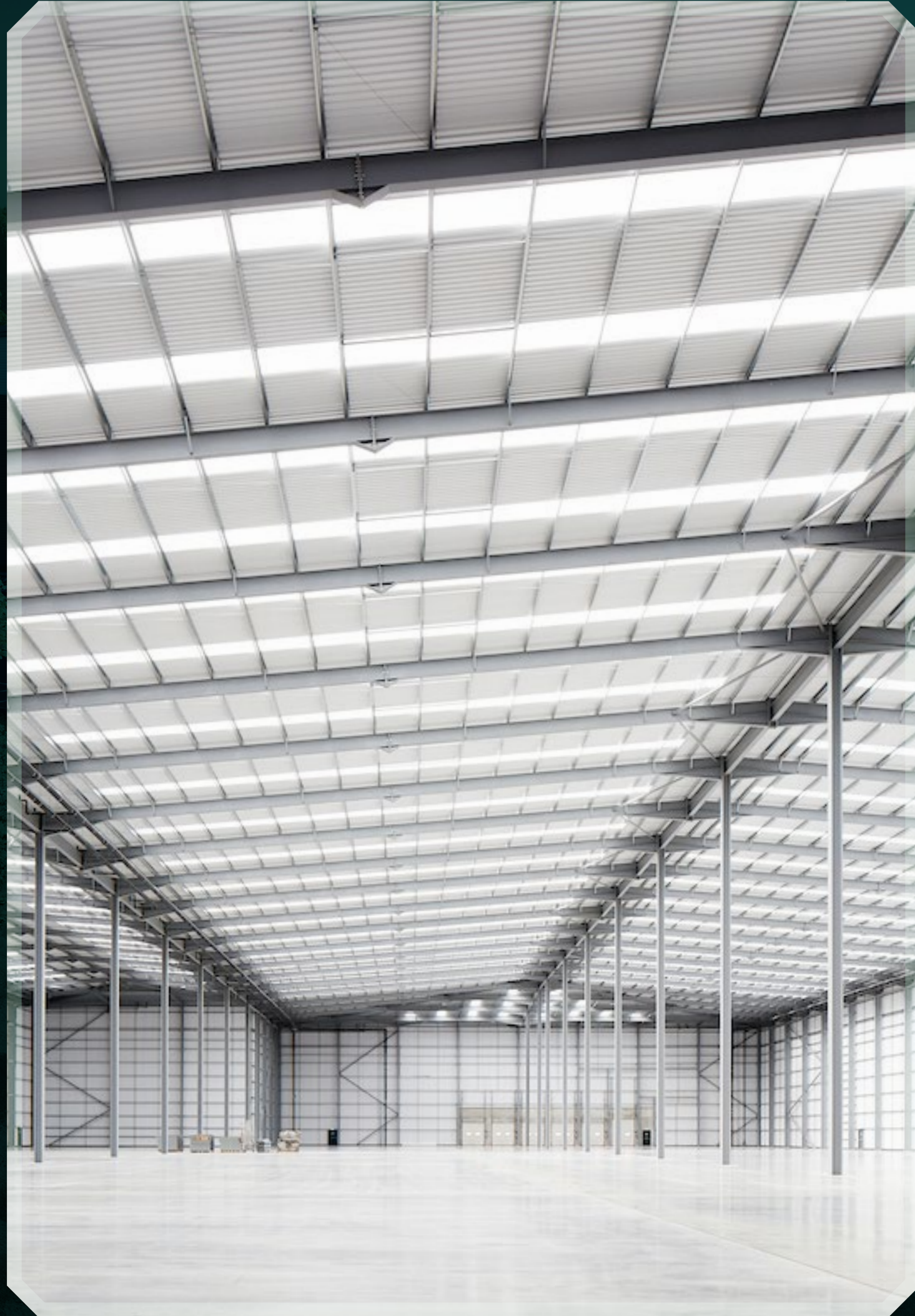


WEEKLY EMPLOYEE WAGE



PROVEN

Equation Properties continue to provide quality logistics solutions throughout the UK.



PARTNERS

A DEVELOPMENT BY

BentallGreenOak 

BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million SQ FT of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.

EQUATION
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.





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