

BEACON HILL LOGISTICS PARK

BEACON HILL ROAD
FLEET GU52 8DY

Tenant Signage

TO LET
3 NEW INDUSTRIAL / WAREHOUSE UNITS
9,160 SQ FT, 10,000 SQ FT & 20,981 SQ FT

Beacon Hill Logistics Park is a brand new development, recently completed offering 3 units of 20,981, 10,000 and 9,160 sq ft.

The new development provides 3 industrial / warehouse units suitable for all uses within B1, B2 and B8 uses.

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.

All units have an eaves height of 7.0m and fully fitted offices being constructed within Unit 3. Externally, the units benefit from large yards which can be made secure, plus up and over level access doors, and dedicated car parking.





EPC
RATING OF "A"



10% ROOF
LIGHTS



7.0M CLEAR EAVES HEIGHT
RISING TO 9.0M AT THE APEX



ABILITY TO SECURE
THE YARDS



LEVEL ACCESS
DOORS



ABILITY TO COMBINE
THE UNITS



FULLY FITTED OFFICES (10%)
WITHIN UNIT 3



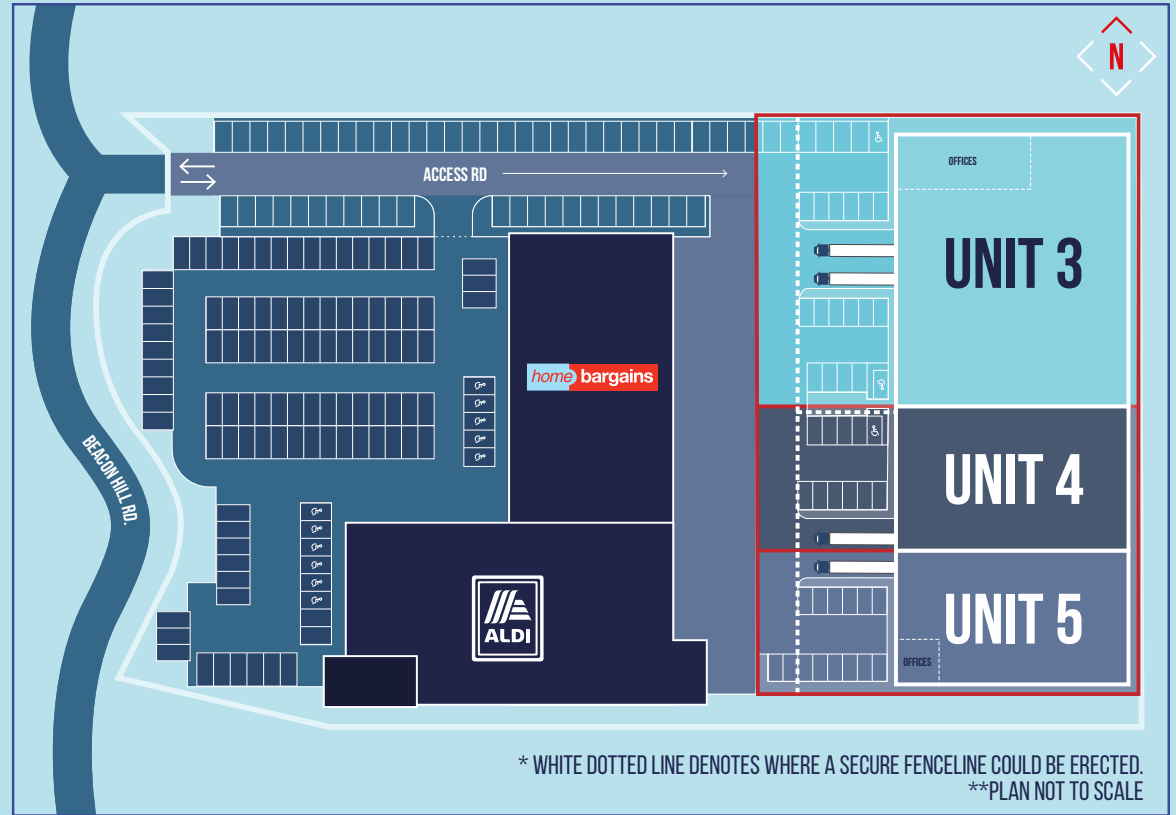
EXCELLENT
NATURAL LIGHT



ALLOCATED
PARKING PROVISION



EXCELLENT
POWER PROVISION



ACCOMMODATION (GEA)

UNIT 3	SQ FT	SQ M	UNIT 4	SQ FT	SQ M	UNIT 5	SQ FT	SQ M
FF OFFICES	2,121	197	WAREHOUSE	10,000	929	WAREHOUSE	9,160	851
WAREHOUSE	18,860	1,752						
TOTAL	20,981	1,949	TOTAL	10,000	929	TOTAL	9,160	851
28 CAR PARKING SPACES			13 CAR PARKING SPACES			12 CAR PARKING SPACES		

(The units have been measured on a Gross External Area Basis)
Please note the combined area of Units 3, 4 & 5 is 40,141 sq ft.



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

TERMS

The units are available by way of a new lease for a term to be agreed.

RENT

Upon Application.

BUSINESS RATES

Contact the agents for further information.

EPC

EPC Rating: A.

VIEWING AND FURTHER INFORMATION AVAILABLE VIA THE JOINT AGENTS:



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