

**UNIT 3
UNDER OFFER**

BEACON HILL LOGISTICS PARK

BEACON HILL ROAD
FLEET GU52 8DY

Tenant Signage

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

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

New development provides 2 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 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.



EPC RATING OF "A"



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



LEVEL ACCESS DOORS



POTENTIAL FOR FULLY FITTED OFFICES AT FIRST FLOOR



ALLOCATED PARKING PROVISION



10% ROOF LIGHTS



ABILITY TO SECURE THE YARDS



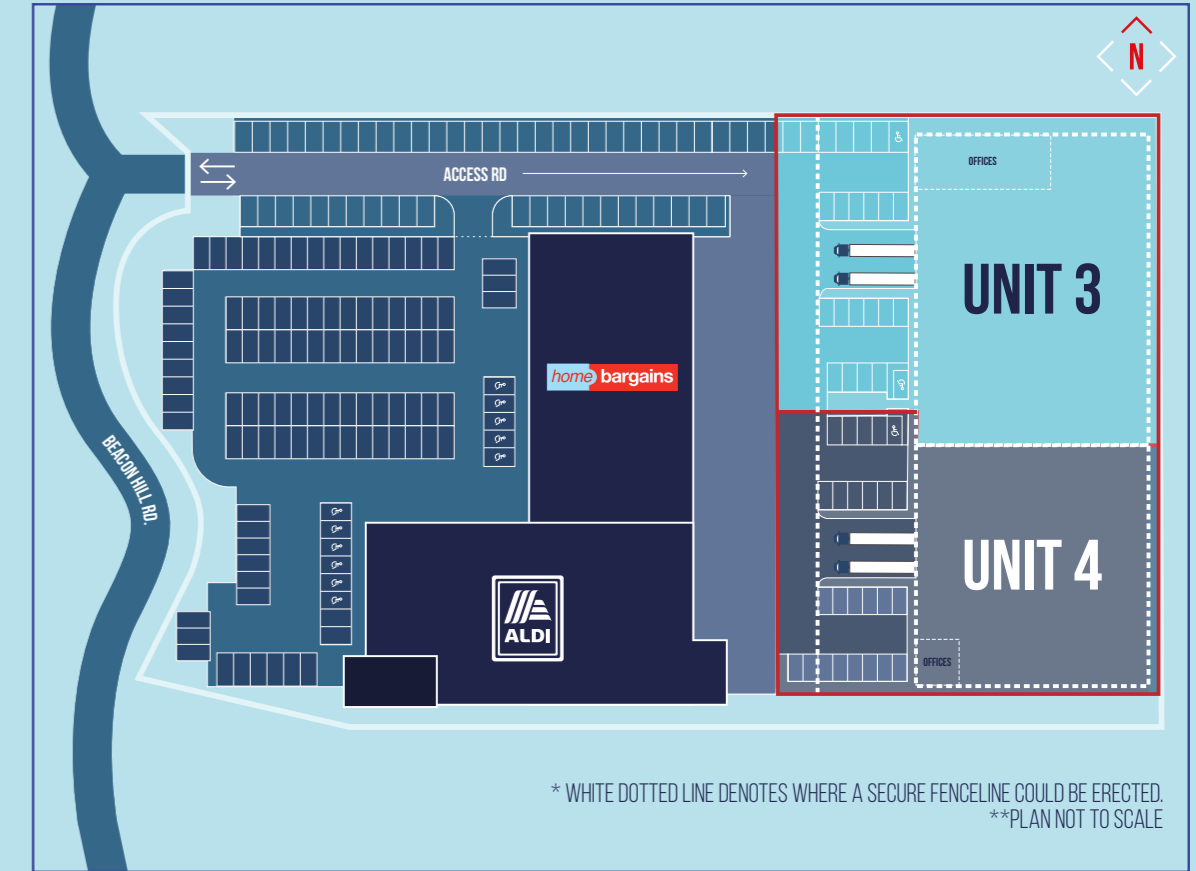
ABILITY TO COMBINE THE UNITS



EXCELLENT NATURAL LIGHT



EXCELLENT POWER PROVISION



* WHITE DOTTED LINE DENOTES WHERE A SECURE FENCELINE COULD BE ERECTED.
**PLAN NOT TO SCALE

ACCOMMODATION (GEA)

UNIT 3	SQ FT	SQ M	UNIT 4	SQ FT	SQ M
WAREHOUSE	21,689	2,105	WAREHOUSE	17,126	1,591
TOTAL	21,689	2,105	TOTAL	17,126	1,591

26 CAR PARKING SPACES

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

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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