



# QUANTUM

BUSINESS PARK

Beacon Hill Road, Fleet  
Hampshire GU52 8EA

**TO LET**

New warehouse/production units  
2,704-23,021 SQ FT



WATCH  
THE VIDEO



**QUANTUM**  
BUSINESS PARK

QUANTUM BUSINESS PARK  
ADJACENT TO ALDI AND  
HOME BARGAINS STORES





## DESCRIPTION

Quantum Business Park is a new development located in a highly prominent position on the busy B3013. Both Junction 4a (5 miles) and Junction 5 (8 miles) of the M3 motorway are within easy reach. The site is just over 1.5 miles from Fleet town centre and Fleet mainline station (3 miles). Fleet Station has regular services to London Waterloo.



UNITS AVAILABLE FROM 2,704-23,021 SQ FT







WAREHOUSE/PRODUCTION  
UNITS WITHIN A  
SECURE SITE



STRATEGICALLY LOCATED  
WITH EASY ACCESS TO THE  
M3, NATIONAL MOTORWAY  
NETWORK, AND LONDON  
HEATHROW/GATWICK AIRPORTS



TOP EXECUTIVE LOCATION  
WITHIN 10MINS OF  
FARNBOROUGH AIRPORT  
- LOCATION OF THE  
PRESTIGIOUS UK AIR SHOW



STRONG SKILLED LABOUR  
FORCE WITH OVER 500K  
RESIDENT POPULATION  
WITHIN A 25 MIN DRIVE OF  
THE PARK



DIRECT MOTORWAY  
LINKS TO THE PORTS OF  
SOUTHAMPTON AND  
PORTSMOUTH



## SPECIFICATION



HIGH QUALITY WAREHOUSE/  
PRODUCTION UNITS



MINIMUM EAVES  
HEIGHT RANGING  
FROM 6.7-8m



ON SITE  
PARKING



POWER FLOATED  
CONCRETE FLOOR WITH  
40kN/SQ M LOADING



GAS  
CONNECTION



LEVEL ACCESS  
LOADING DOORS



INSULATED ROOFS WITH  
15% TRANSLUCENT  
PANELLING



THREE PHASE  
ELECTRICITY



EXTERNAL POWER POINTS  
FOR ELECTRIC CAR  
CHARGING



KINGSPAN INSULATED  
CLADDING TO WALLS  
AND ROOF



POWERED INSULATED  
LOADING ACCESS  
DOORS



DOUBLE GLAZED CURTAIN  
WALLING, WINDOWS AND  
DOORS



2.4m HIGH METAL  
SECURITY FENCING



METAL SLIDING  
CANTILEVERED MAIN  
ACCESS GATE



OFFICE FITOUT TO  
UNITS WITH MEZZANINE  
FLOORS\*



\*SPECIFICATION AVAILABLE  
UPON REQUEST



## ACCOMMODATION

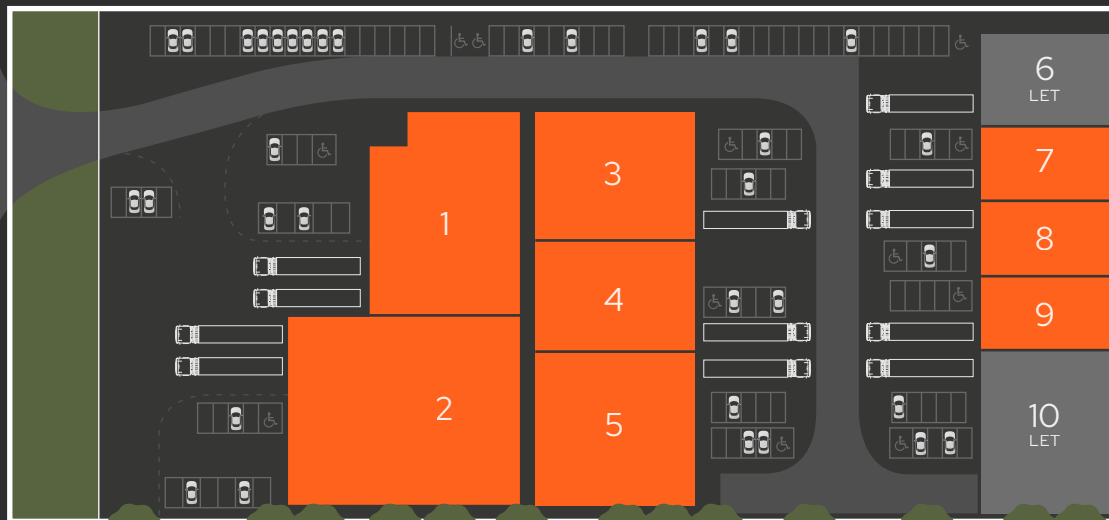
UNIT	GF (SQ FT)	GF (SQ M)	FF (SQ FT)	FF (SQ M)	TOTAL (SQ FT)	TOTAL (SQ M)	EAVES HEIGHT	PARKING SPACES	LOADING DOORS
1	8,246	766	1,072	100	9,318	866	8m	16	2
2	12,391	1,151	1,312	122	13,703	1,273	8m	24	2
3	5,705	530	1,031	96	6,736	626	7.5m	12	1
4	5,024	467	863	80	5,888	547	7.5m	12	1
5	6,948	646	1,215	113	8,163	759	7.5m	15	1
6	LET								
7	2,704	251	N/A	N/A	2,704	251	6.7m	5	1
8	2,704	251	N/A	N/A	2,704	251	6.7m	5	1
9	2,704	251	N/A	N/A	2,704	251	6.7m	5	1
10	LET								







BEACON HILL ROAD



## TERMS

Available on new full repairing insuring leases on terms to be agreed.

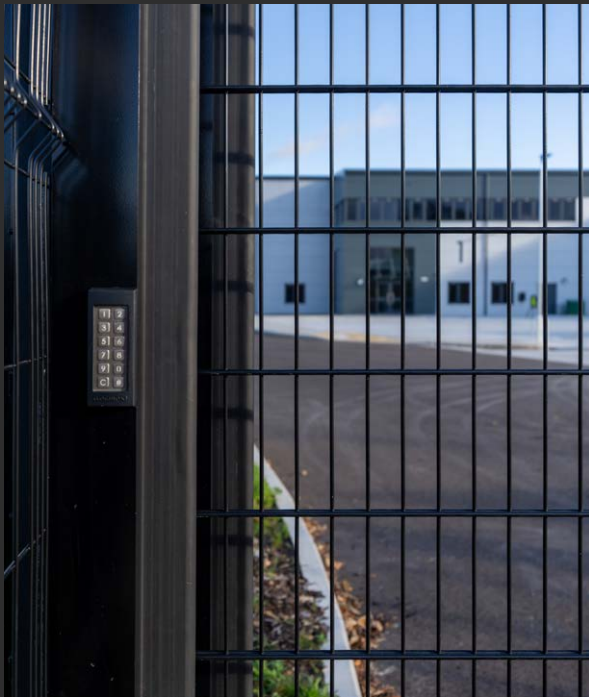
## BUSINESS RATES

The units are yet to be rates assessed.

## EPC

Available upon request.







# LOCATION

Fleet is located in the heart of the Blackwater Valley, 40 miles south west of Central London, 17 miles south east of Reading and 15 miles west of Guildford. Farnborough Airport is approximately 4 miles to the east, and is home to the International Airshow, held every July. In addition to shopping amenities in Fleet, Quantum Business Park is conveniently located next to an Aldi and Home Bargains. Sainsbury's local and Tesco express are also both within a short walk.



**By Road**



**By Rail (Fleet Station)**

10 MINS

to M3 J4A and 5

5 MINS

to Farnborough (main)

19 MINS

to Basingstoke

18 MINS

to Woking

27 MINS

to M25 J12

20 MINS

to Basingstoke

29 MINS

to Heathrow Airport

47 MINS

to Clapham Junction

35 MINS

to Reading

49 MINS

to London Waterloo

52 MINS

to Southampton

52 MINS

to Southampton Central

57 MINS

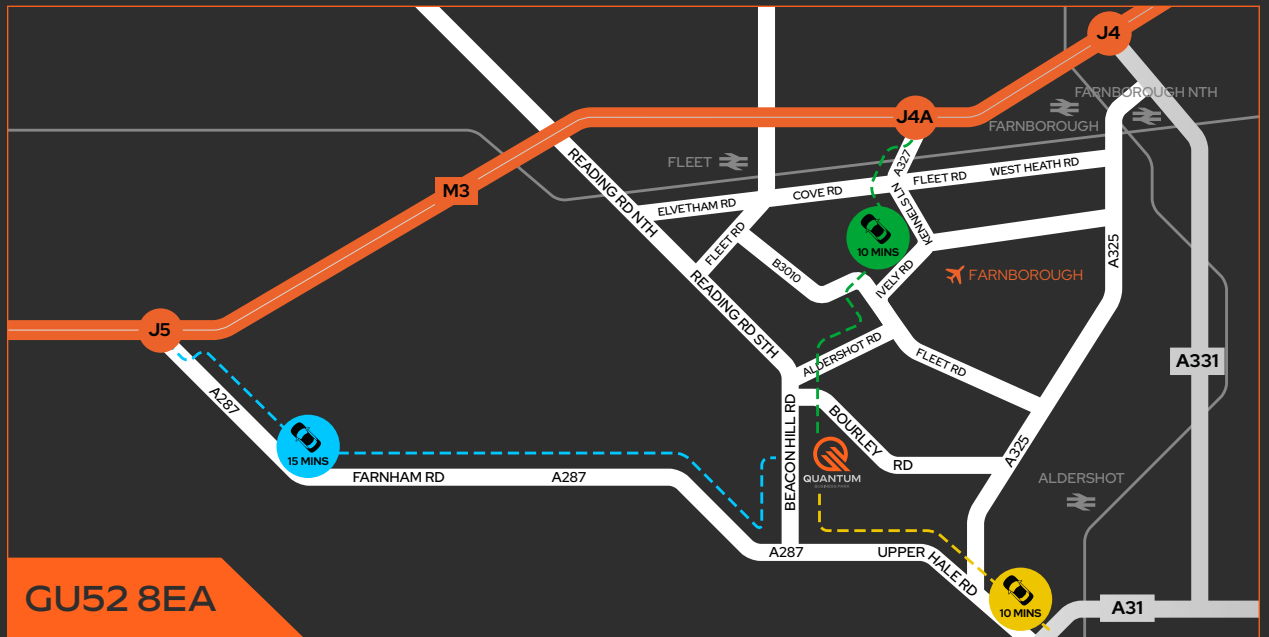
to Gatwick Airport

77 MINS

to Gatwick Airport

68 MINS

to Central London



GU52 8EA





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