

CONSTRUCTION COMMENCED  
COMPLETION MAY 2025

# BARTLEY JUNCTION

## J5 M3

A NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT - UNITS FROM 10,007 TO 20,685 SQ FT

HOOK | RG27 9ER



# LOCATION

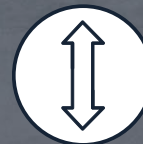
Bartley Junction is strategically located less than 1 mile from Junction 5 of the M3 motorway, accessed via the B3349. The site is highly prominent and provides easy access to key surrounding towns such as Basingstoke, Reading, Farnborough, Bracknell and Guildford. Hook Railway Station is within a 10 minute walk, providing direct access to London Waterloo (1 hr 5 mins). Within a 30 minute travel time there is an employable workforce of 1.1m people.

Local occupiers include DFS, Cosentino, Screwfix and Howdens. Tesco, Sainsbury's and other retail offerings (cafe, post office, restaurants and shops), together with 2 petrol filling stations, are within walking distance.

# DESCRIPTION

The 11-unit scheme will be developed to a highly sustainable specification, with a target EPC Rating of 'A+' and BREEAM 'Excellent'. Clear internal heights range from 8.5m – 10.5m with excellent loading door provision and fully fitted first floor office accommodation.

The scheme will be speculatively developed, with anticipated completion in May 2025.



8.5m – 10.5m  
clear internal  
heights



16.5m – 27m  
yard depth



1:6,572 sq ft  
loading door  
ratio



VRF air  
conditioning  
to offices



EV charging  
points



1:676 sq ft  
parking ratio



Rooftop  
solar PV



3 phase  
1.1MVA



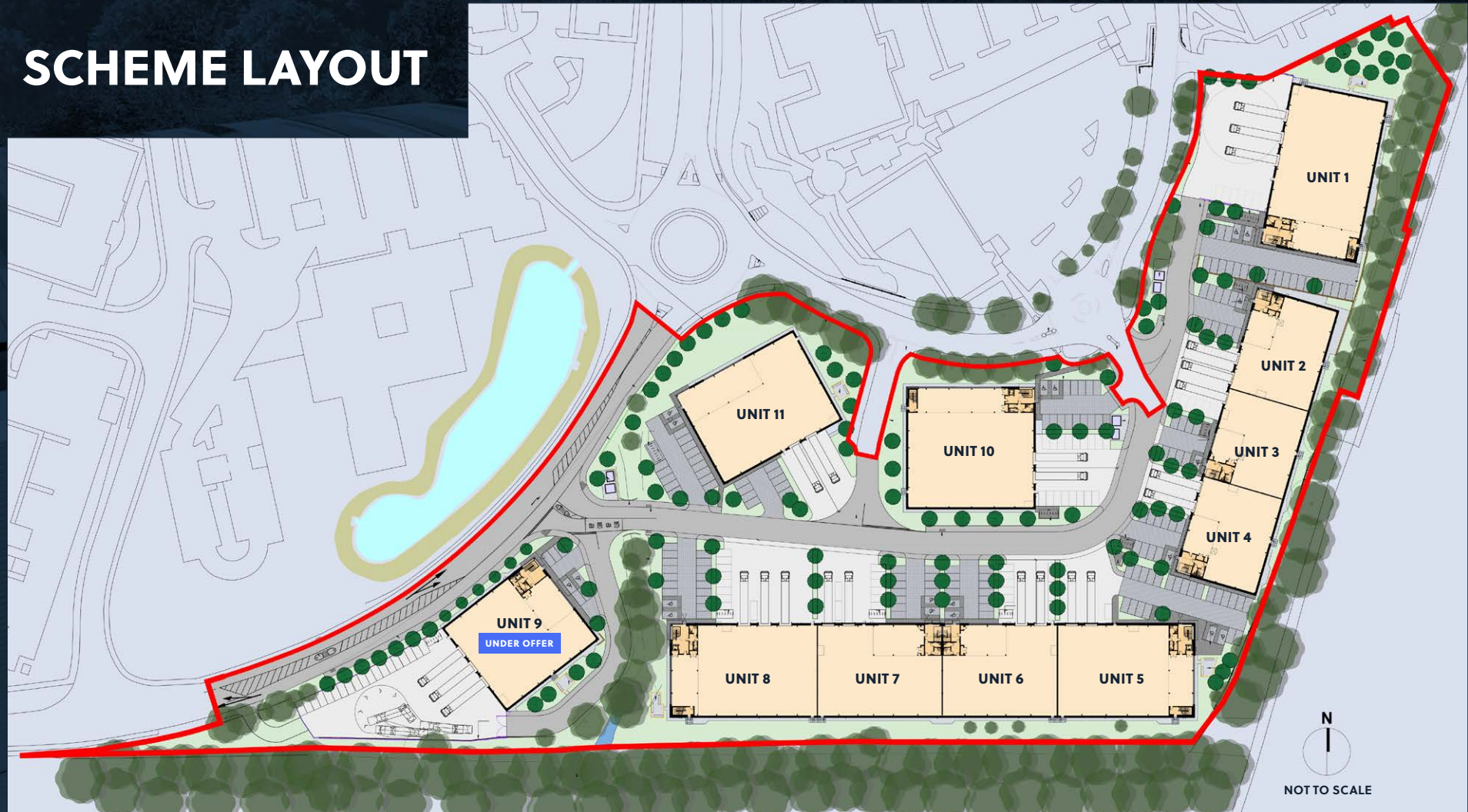
Target EPC  
'A+'



Target BREEAM  
'Excellent'



# SCHEME LAYOUT



	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	TOTAL GEA (SQ FT)
GROUND FLOOR (SQ FT)	17,427	9,665	8,420	9,208	13,968	11,719	12,720	15,025	13,366	17,093	14,950	130,195
FIRST FLOOR (SQ FT)	3,173	1,809	1,587	1,932	2,624	2,181	2,371	2,843	2,440	3,592	2,863	24,975
TOTAL (SQ FT)	20,600	11,474	10,007	11,140	16,592	13,900	15,091	17,868	UNDER OFFER	20,685	17,813	155,170
CLEAR INTERNAL HEIGHT (M)	10.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	10.5	
CAR PARKING SPACES	32	12	15	11	25	22	19	26	26	33	30	










NATIONAL TRAVEL TIMES

KEY LOCATIONS	Central London	Heathrow 	Gatwick 	Southampton 	M4	A3	A34
DISTANCE	44 miles	26 miles	54 miles	35 miles	11 miles	22 miles	19 miles
MINUTES	68 mins	27 mins	60 mins	39 mins	16 mins	24 mins	20 mins

Source: Google



SAT NAV: RG27 9ER



## LOCAL TRAVEL TIMES

KEY LOCATIONS	Junction 5 of M3	Basingstoke	Farnborough	Reading (Jct 11, M4)	Bracknell	Guildford	Junction 12 of M25
DISTANCE	0.8 miles	5 miles	11 miles	12 miles	16 miles	18 miles	22 miles
MINUTES	2 mins	7 mins	15 mins	20 mins	30 mins	30 mins	21 mins







## EPC

Target 'A+' Rating.

## RENT AND TERMS

The units are available on new FRI leases, with quoting terms upon application.

## CONTACT DETAILS



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A development by: The logo for xlb, consisting of the letters 'x', 'l', and 'b' in a stylized, blue, lowercase font.