

**LAST
REMAINING UNIT**

UNIT 4, BEACON HILL LOGISTICS PARK

**BEACON HILL ROAD, FLEET GU52 8DY
///PLAYOFFS.DISTANCED.SOIL**



**TO LET
1 NEW INDUSTRIAL/ WAREHOUSE UNIT
7,839 SQ FT**

Beacon Hill Logistics Park is a brand new development, recently completed offering the last remaining unit of 7,839 sq ft.

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.

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

All units have an eaves height of 7.0m and full planning permission for fitted offices on the 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"



10% ROOF
LIGHTS



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



ABILITY TO SECURE
THE YARD



1 LEVEL ACCESS
DOOR



EXCELLENT
NATURAL LIGHT



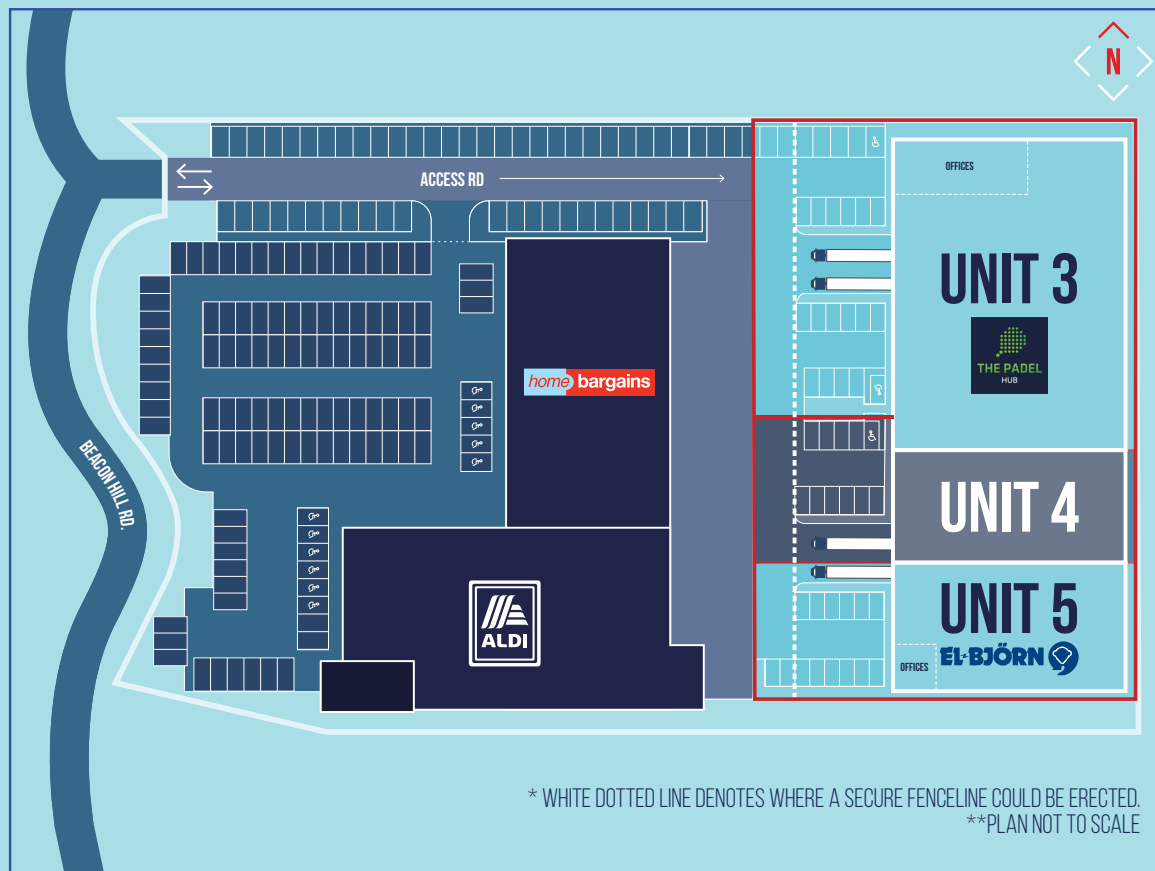
ALLOCATED
PARKING PROVISION



EXCELLENT
POWER PROVISION



POTENTIAL FOR FULLY FITTED
OFFICES AT FIRST FLOOR



ACCOMMODATION (GEA)

UNIT 3	SQ FT	SQ M	UNIT 4	SQ FT	SQ M	UNIT 5	SQ FT	SQ M
WAREHOUSE	22,162	2,059	WAREHOUSE	7,839	691	WAREHOUSE	9,669	898
TOTAL	22,162	2,059	TOTAL	7,839	691	TOTAL	9,669	898

26 CAR PARKING SPACES

11 CAR PARKING SPACES

14 CAR PARKING SPACES



WHAT3WORDS: ///PLAYOFFS.DISTANCED.SOIL POSTCODE: GU52 8DY

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 unit is 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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