

Beacon TRADE PARK

BEACON HILL ROAD, FLEET, HAMPSHIRE GU52 8DY

UNDER CONSTRUCTION
COMPLETION Q4 2021



New warehouse/trade/production units
To Let

8,751 sq ft to 45,703 sq ft (813 to 4,246 sq m) approx.



TO A287/
M3 J5
10 mins

TO FLEET
TOWN CENTRE
5 mins

M3 J4A
10 mins



Adjacent to new proposed
Aldi and Home Bargains



7 m eaves



1st floor mezzanine offices/
ancillary space can be provided
subject to negotiation



Full height
loading doors



Occupation for Q4 2021
with Pre-Let opportunities



Suitable for warehouse,
trade counter, production
and manufacturing uses.

8,751 sq ft to 45,703 sq ft (813 to 4,246 sq m) approx.

Beacon Trade Park is under construction and when completed will provide a variety of size options offering units from 8,751 sq ft to 45,703 sq ft (813 to 4,246 sq m) approx. The scheme is initially being built without any sub-division walls or first floor mezzanine areas, allowing a high degree of flexibility in the number of units to be provided.

A variety of unit sizes can be offered including the following (Floor areas are all approx. Gross Internal)

Option 1; 4 self-contained units each being between 8,751 sq ft to 10,000 sq ft.

Option 2; 2 self-contained units each being circa 18,751 to 20,000 sq ft

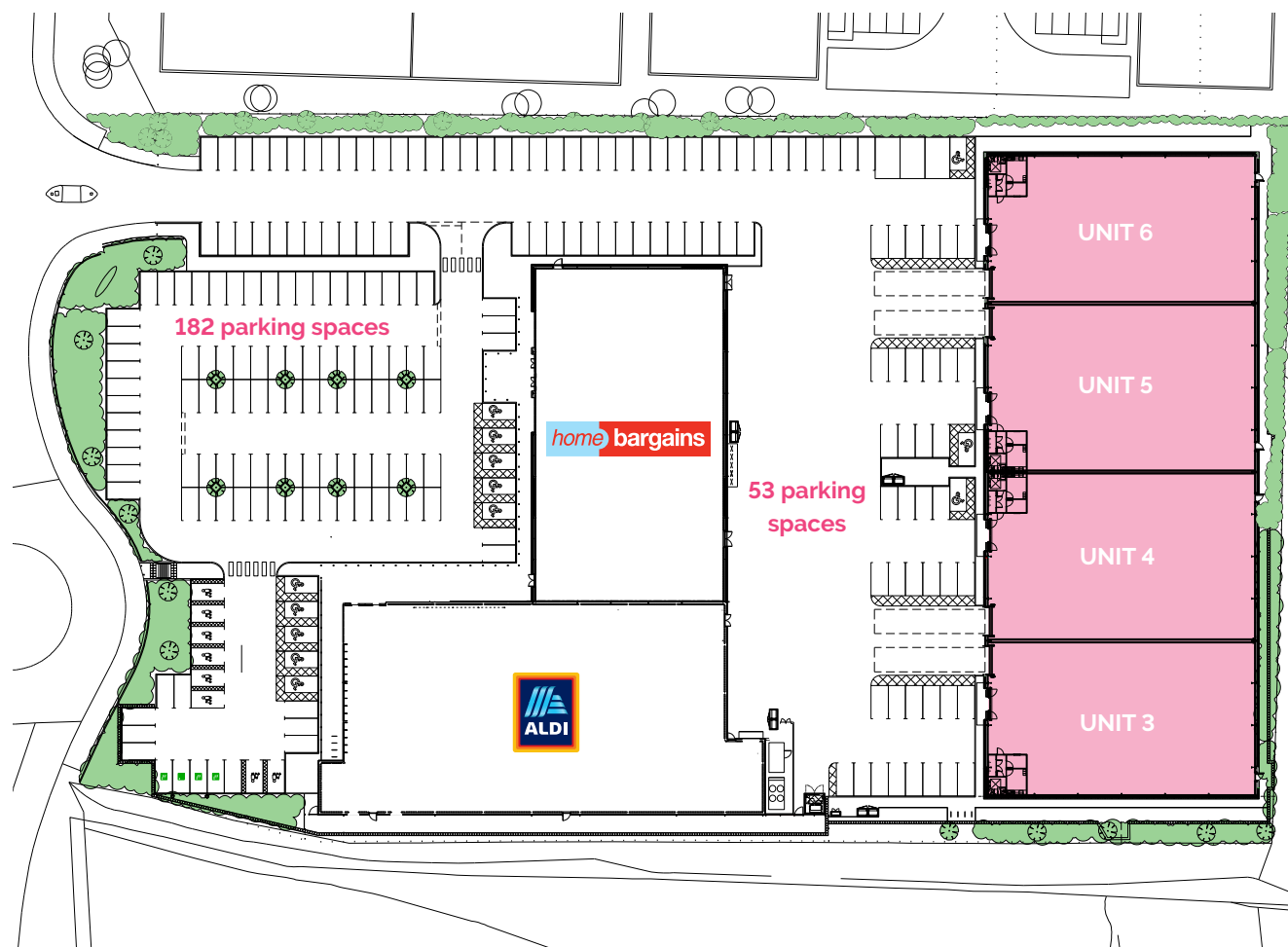
Option 3; 2 self-contained units including one being circa 29,160 sq ft

Additional first floor mezzanine/ancillary areas can be provided subject to negotiation.

To discuss how your requirement can be accommodated, please contact one of the letting agents.

Uses

Planning consent has been granted by Hart DC for a mixed use retail and industrial park, comprising up to 45,703 sq ft (4,246 sq m) of business floorspace Class B1/ B2/ B8 and/or Trade Counter (Sui Generis).



UNIT	GROUND FLOOR (BASE BUILD)		FIRST FLOOR (OPTIONAL BUILD)		TOTAL	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
3	9,160	851	1,948	181	11,108	1,032
4	10,000	929	1,948	181	11,948	1,110
5	10,000	929	1,948	181	11,948	1,110
6	8,751	813	1,948	181	10,699	994
TOTAL	37,911	3,522			45,703	4,246

Energy Performance Rating

EPC to be provided on completion of the development.

Business Rates

Rates payable to be provided on completion of the development.

Terms

Available To Let on new leases, on a full repairing and insuring basis.

Rent

On application from the sole agents.

▲ TO FLEET
TOWN CENTRE
5 mins

FLEET

TO M3 J4A
10 mins ▶

READING ROAD

ALDERSHOT ROAD

B3013

BEACON HILL ROAD



home bargains

Beacon
TRADE PARK

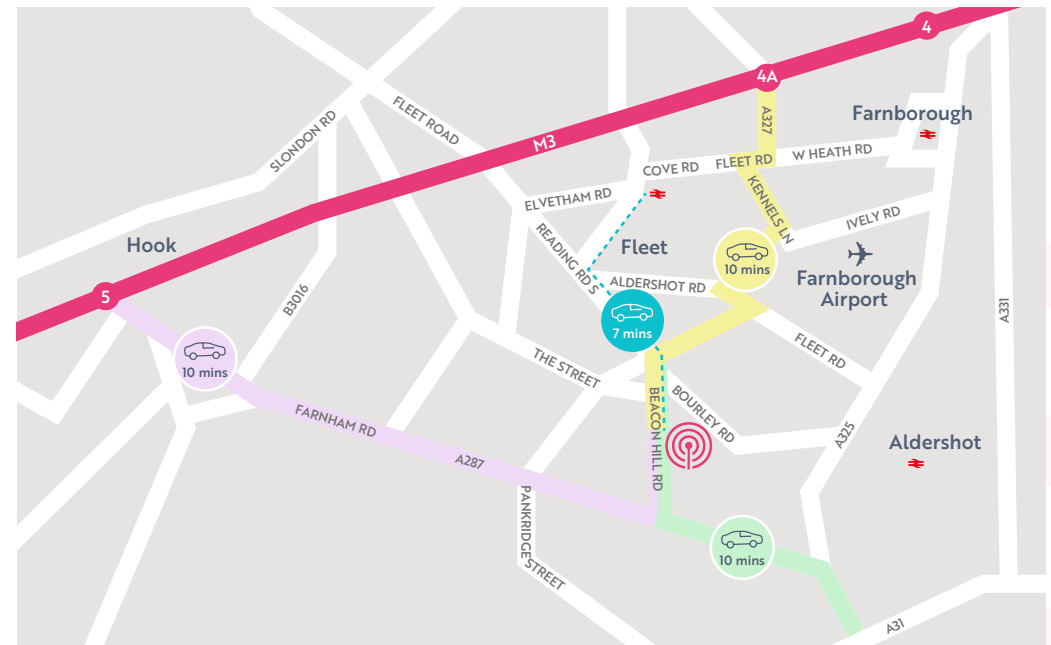
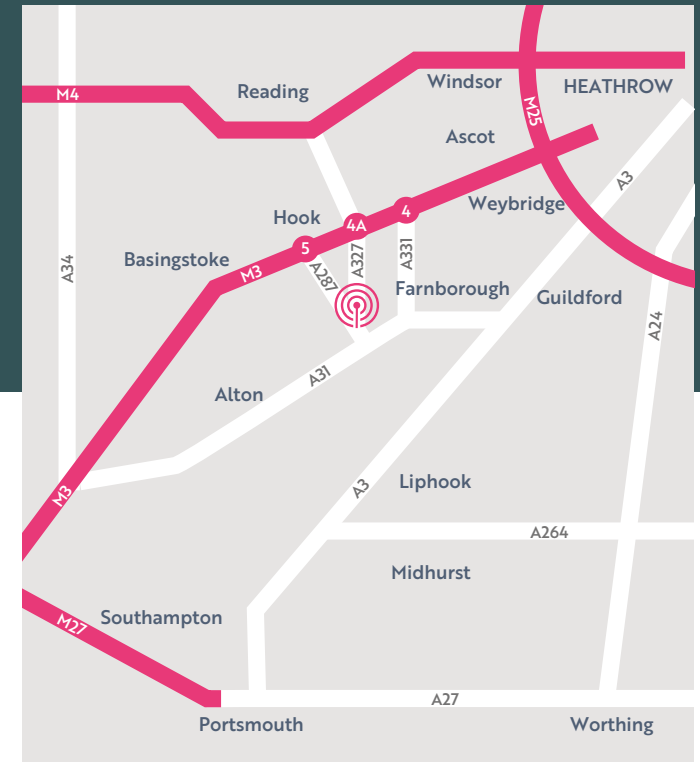
TO A287/
M3 J5
10 mins ▼

Location

Beacon Trade Park is located about 2 miles to south of Fleet town centre on the main Beacon Hill Road (B3013), at its junction with Sandy Lane. The new units are being built immediately adjacent to a new Aldi and Home Bargains retail development opening at the end of 2021. The main railway stations of Fleet and Farnborough are both within 5 miles of the property.

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.





Peter Richards
07803 078011
peter.richards@hurstwarne.co.uk

Steve Barrett
07894 899728
steve.barrett@hurstwarne.co.uk



Robert Cohu
07341 090 165
robert.cohu@montagu-evans.co.uk

Jody Smith
07971 588 334
jody.smith@montagu-evans.co.uk

A development by
MHA

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. March 2021