

OVER
50%
LET

EXPLORE 
BARTLEY JUNCTION



**Bartley
Junction**

J5 M3 HOOK RG27 9ER

Join businesses already
choosing **Bartley Junction**

Units from:

11,474–30,492 SQ FT



6 UNITS
NOW LET



5 UNITS REMAIN FROM
11,474 - 30,492 SQ FT



LESS THAN
1 MILE AWAY



ESTABLISHED BUSINESS
ENVIRONMENT



SCHEME TOTALING
169,734 SQ FT

Bartley Junction

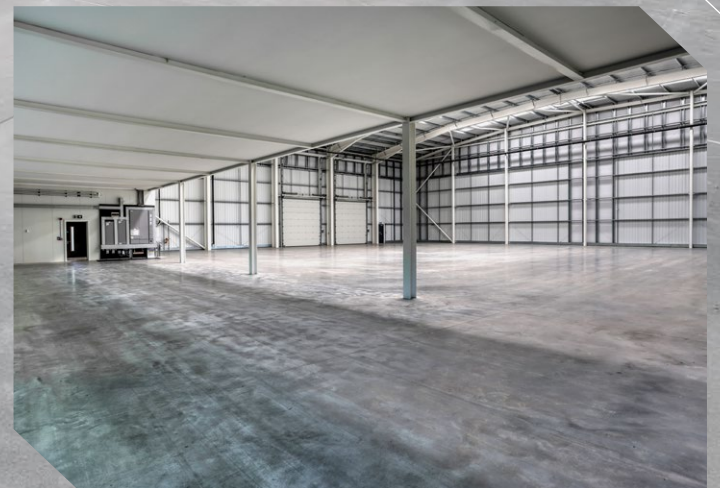
PROVEN DEMAND

Over 50% of the scheme now let, with just five opportunities remaining.

Businesses already choosing Bartley Junction:



Ready for
WHAT'S NEXT



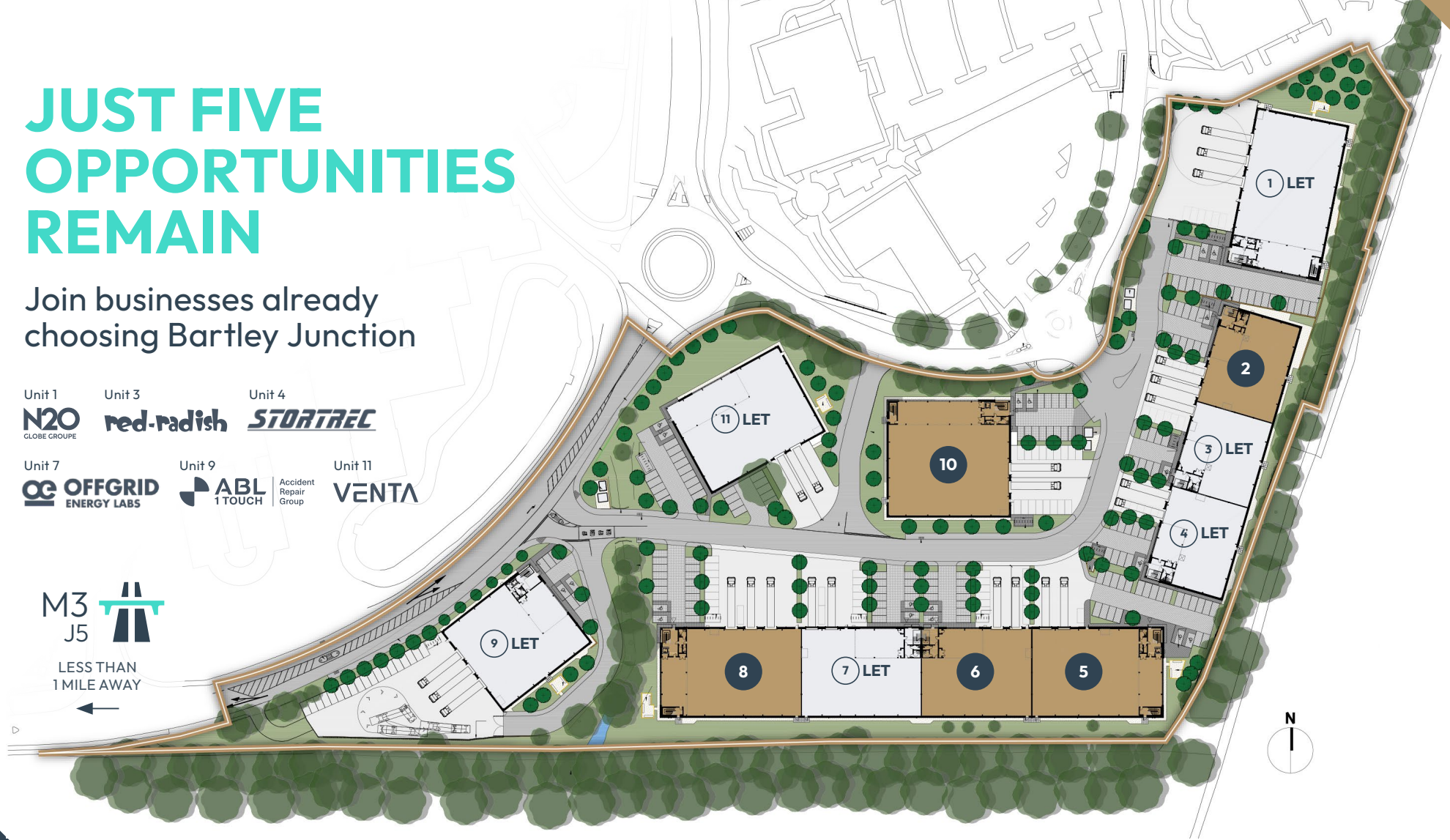
JUST FIVE OPPORTUNITIES REMAIN

Join businesses already choosing Bartley Junction

Unit 1 **N20** GLOBE GROUPE
 Unit 3 **red-radish**
 Unit 4 **STORTREC**

Unit 7 **OFFGRID** ENERGY LABS
 Unit 9 **ABL** 1 TOUCH Accident Repair Group
 Unit 11 **VENTA**

M3
 J5
 LESS THAN 1 MILE AWAY



Units from:
11,474–30,492 SQ FT

Units 1, 3, 4, 7, 9 and 11 are now let.

	UNIT 2	UNIT 5	UNIT 6	UNIT 8	UNIT 10	AVAILABLE GEA
GROUND FLOOR (SQ FT)	9,665	13,968	11,719	15,025	17,093	
FIRST FLOOR (SQ FT)	1,809	2,624	2,181	2,843	3,592	
TOTAL (SQ FT)	11,474	16,592	13,900	17,868	20,685	80,519
CLEAR INTERNAL HEIGHT (M)	8.5	8.5	8.5	8.5	8.5	
CAR PARKING SPACES	12	25	22	26	33	

Specified for **TODAY'S OCCUPIER**



1.3 MVA 

3 PHASE POWER

8.5m 

CLEAR INTERNAL HEIGHTS



EXCELLENT LOADING DOOR PROVISION



16.5-26M YARD DEPTHS



40-50KN/M² FLOOR LOADING



OFFICES WITH VRF AIR CONDITIONING



CAR PARKING





Commercially driven SUSTAINABLY DELIVERED



10% of rooflights to warehouse, providing excellent natural light – which has been proven to increase staff productivity by 25% and decrease operational costs



Natural light to offices, creating an environment to attract and retain staff. Working in light spaces promotes better sleep and productivity for the workforce



Shower facilities to encourage cycling to work and green travel



Cycle parking



Landscaped grounds with river walks providing green space for staff to explore on breaks – improving welfare and creating a healthy environment



Solar gain and soundproofing to the windows to ensure a positive working environment for staff



Rooftop solar PV panels



EV charging points

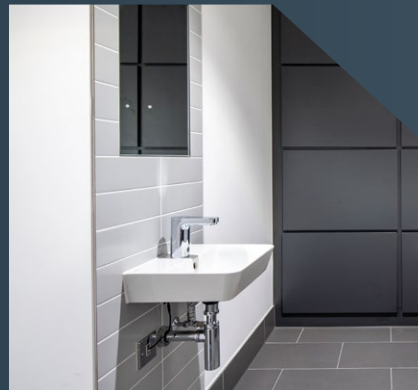
LOWER COSTS LOWER CARBON

Designed to support efficient business operations, Bartley Junction combines rooftop solar PV, excellent natural daylight and modern energy-efficient construction to help reduce ongoing running costs.

With lower maintenance requirements, EV charging infrastructure and an operational net zero carbon design, the scheme provides a smarter, more sustainable place for businesses to grow.

SOLAR PV SAVINGS

Unit	Annual Generation (kWh/year)	Output (kWp)	Estimated Annual Saving at 0.30p per kWh	Estimated Annual Saving (PSF)
2	45,260	47	£13,578	£1.18
5	62,286	62	£18,685	£1.13
6	46,799	47	£14,039	£1.01
8	66,973	66	£20,091	£1.12
10	77,674	80	£23,302	£1.13





Key FEATURES

8.5m
CLEAR INTERNAL
HEIGHT

16.5M
YARD DEPTH

2 GROUND LEVEL
LOADING DOORS

12 CAR PARKING
SPACES

40KN/M²
FLOOR LOADING

UNIT 2

11,474 SQ FT

[VIEW UNIT 2 TOUR](#)

GROUND FLOOR (SQ FT)	9,665
FIRST FLOOR (SQ FT)	1,809
TOTAL (SQ FT)	11,474

Key
FEATURES

8.5m
CLEAR INTERNAL
HEIGHTS

16.5M
YARD DEPTHS

**2 GROUND LEVEL LOADING
DOORS (EACH UNIT)**



**CAR PARKING
UNIT 5: 25, UNIT 6: 22**



**PASSENGER
LIFTS**



**50KN/M²
FLOOR LOADING**



From:
13,900-30,492 SQ FT

UNITS 5 & 6
AVAILABLE INDIVIDUALLY
OR COMBINED

	UNIT 5	UNIT 6
GROUND FLOOR (SQ FT)	13,968	11,719
FIRST FLOOR (SQ FT)	2,624	2,181
TOTAL (SQ FT)	16,592	13,900
UNITS 5&6 COMBINED TOTAL (SQ FT)	30,492	



VIEW UNIT 5 TOUR

VIEW UNIT 6 TOUR



Key FEATURES

8.5m
CLEAR INTERNAL HEIGHT

16.5M
YARD DEPTH

2 GROUND LEVEL
LOADING DOORS

26 CAR PARKING
SPACES

50KN/M²
FLOOR LOADING



UNIT 8

17,868 SQ FT

[VIEW UNIT 8 TOUR](#)

GROUND FLOOR (SQ FT)	15,025
FIRST FLOOR (SQ FT)	2,843
TOTAL (SQ FT)	17,868



Key FEATURES

8.5m
CLEAR INTERNAL
HEIGHT



26M
YARD DEPTH



2 GROUND LEVEL
LOADING DOORS



33 CAR PARKING
SPACES



PASSENGER
LIFT



50KN/M²
FLOOR LOADING

UNIT 10

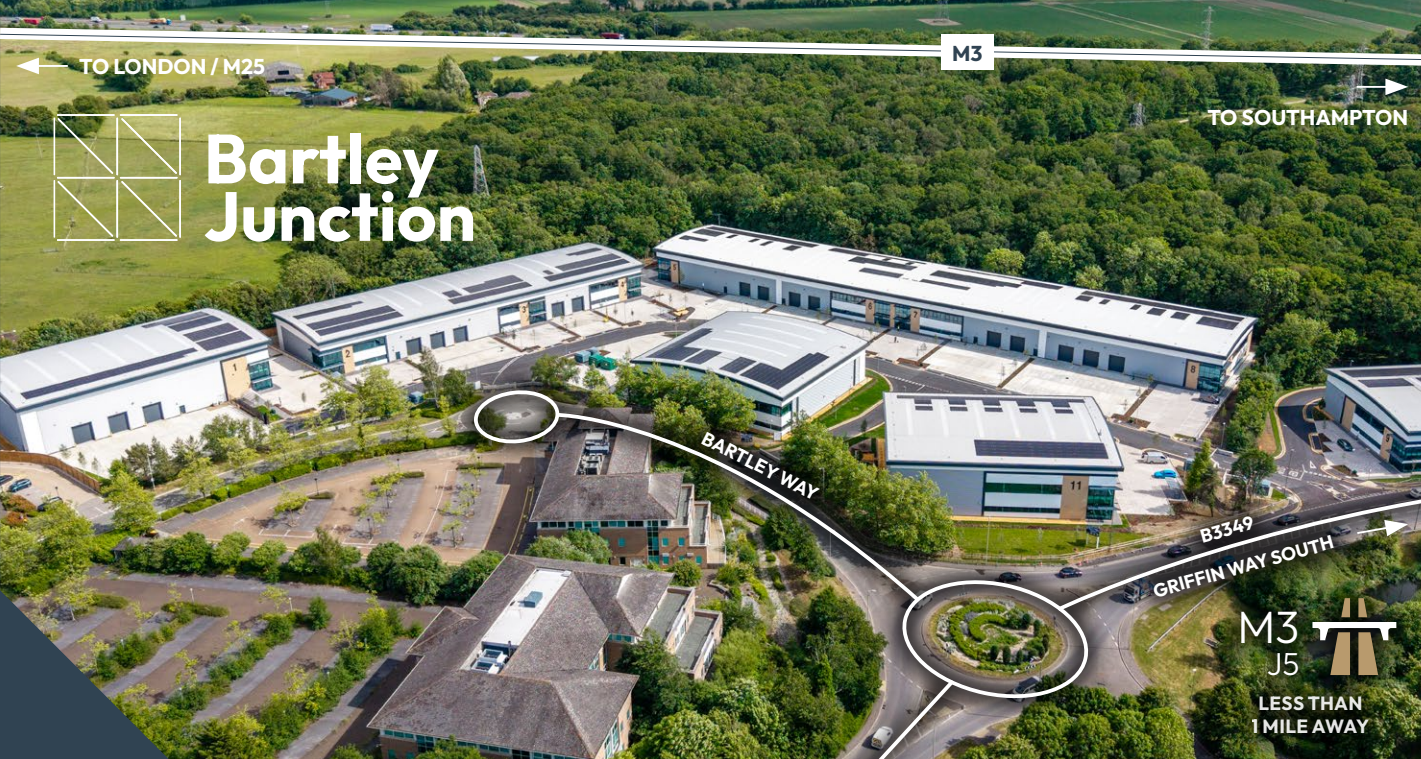
20,685 SQ FT

[VIEW UNIT 10 TOUR](#)

GROUND FLOOR (SQ FT) 17,093

FIRST FLOOR (SQ FT) 3,592

TOTAL (SQ FT) 20,685



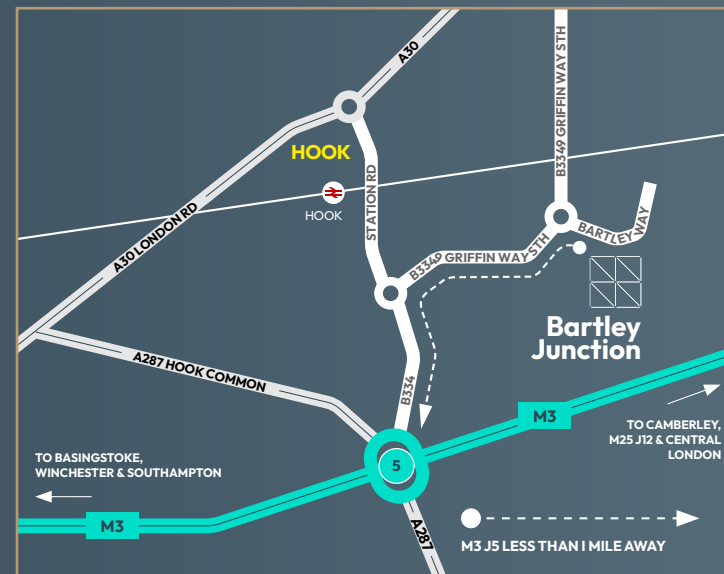
← TO LONDON / M25

M3

→ TO SOUTHAMPTON

Bartley Junction

/// typical.watch.listen
J5 M3, HOOK RG27 9ER



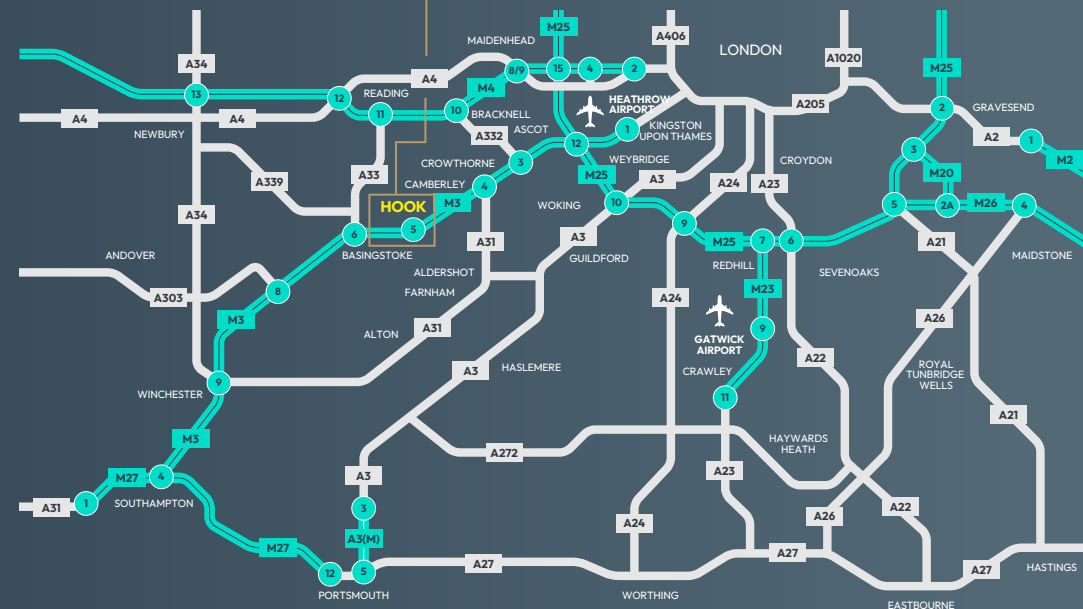
LOCATION

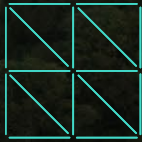
Bartley Junction is strategically located less than 1 mile from Junction 5 of the M3 motorway, accessed via the B3349. The site is highly prominent and provides easy access to key surrounding towns such as Basingstoke, Reading, Farnborough, Bracknell and Guildford. Hook Railway Station is within a 10 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.

LOCAL LOCATIONS	DISTANCE	TIME
M3 Junction 5	0.8 miles	2 mins
Basingstoke	5 miles	7 mins
Farnborough	11 miles	15 mins
Reading (J11, M4)	12 miles	20 mins
Bracknell	16 miles	30 mins
Guildford	18 miles	30 mins
M25 Junction 12	22 miles	21 mins

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





Bartley Junction

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[BARTLEYJUNCTION.COM](https://www.bartleyjunction.com) 

RENT & TERMS

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

CONTACTS

For more information please contact the joint agents.

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A development by: 

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