

LAST 2 UNITS
REMAINING



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

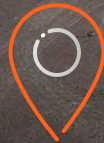




UNITS 1 & 2 AVAILABLE



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



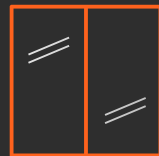
EXTERNAL POWER POINTS
FOR ELECTRIC CAR
CHARGING



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

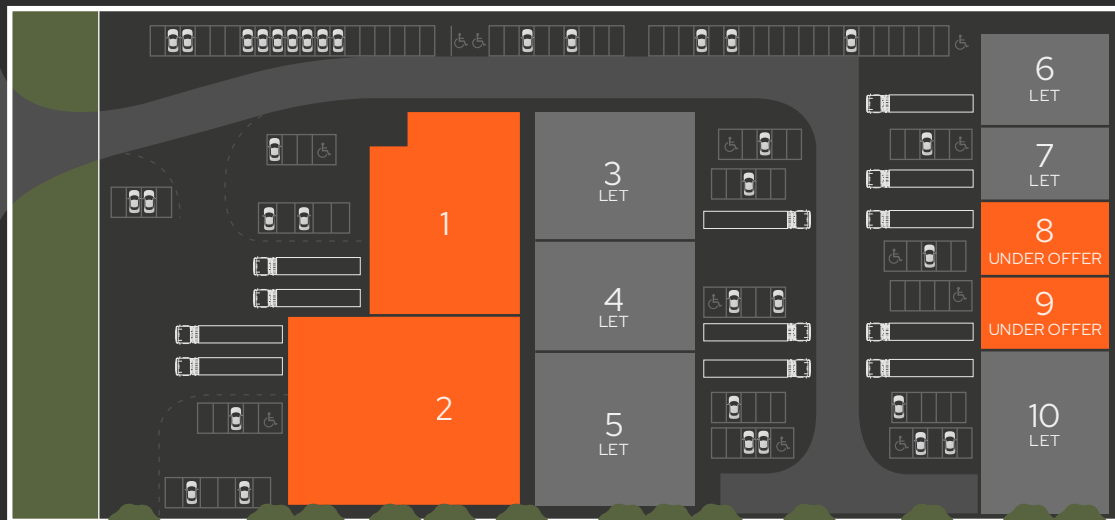
ACCOMMODATION

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	LET								
4	LET								
5	LET								
6	LET								
7	LET								
UNDER OFFER 8	2,704	251	N/A	N/A	2,704	251	6.7m	5	1
UNDER OFFER 9	2,704	251	N/A	N/A	2,704	251	6.7m	5	1
10	LET								





BEACON HILL ROAD



TERMS

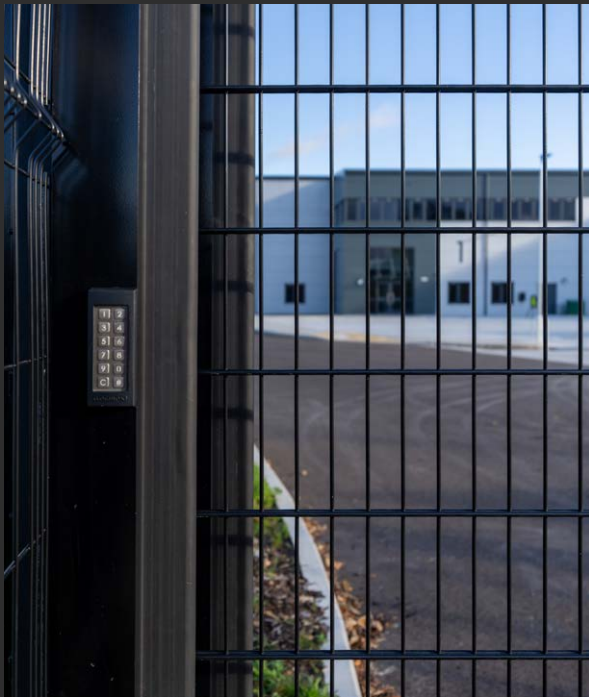
Available on new full repairing insuring leases on terms to be agreed.

BUSINESS RATES

The units are yet to be rates assessed.



EPC

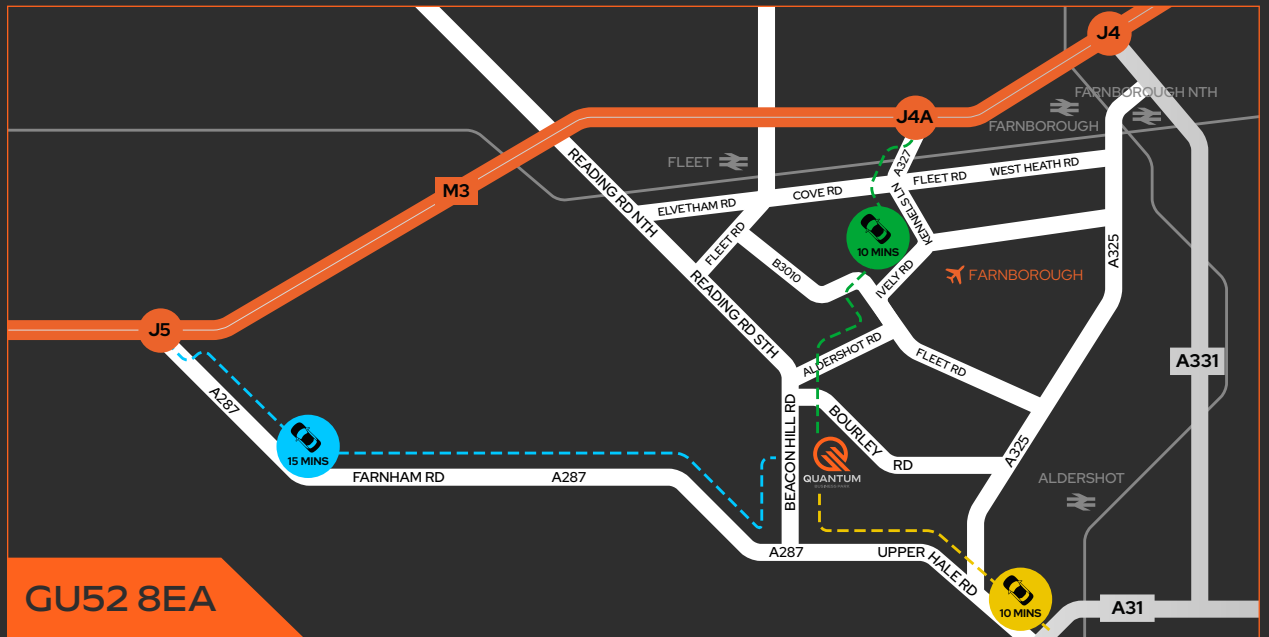
Available upon request.



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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