

CONNECT

J5 M3 HOOK

BARTLEY WAY • RG27 9UF

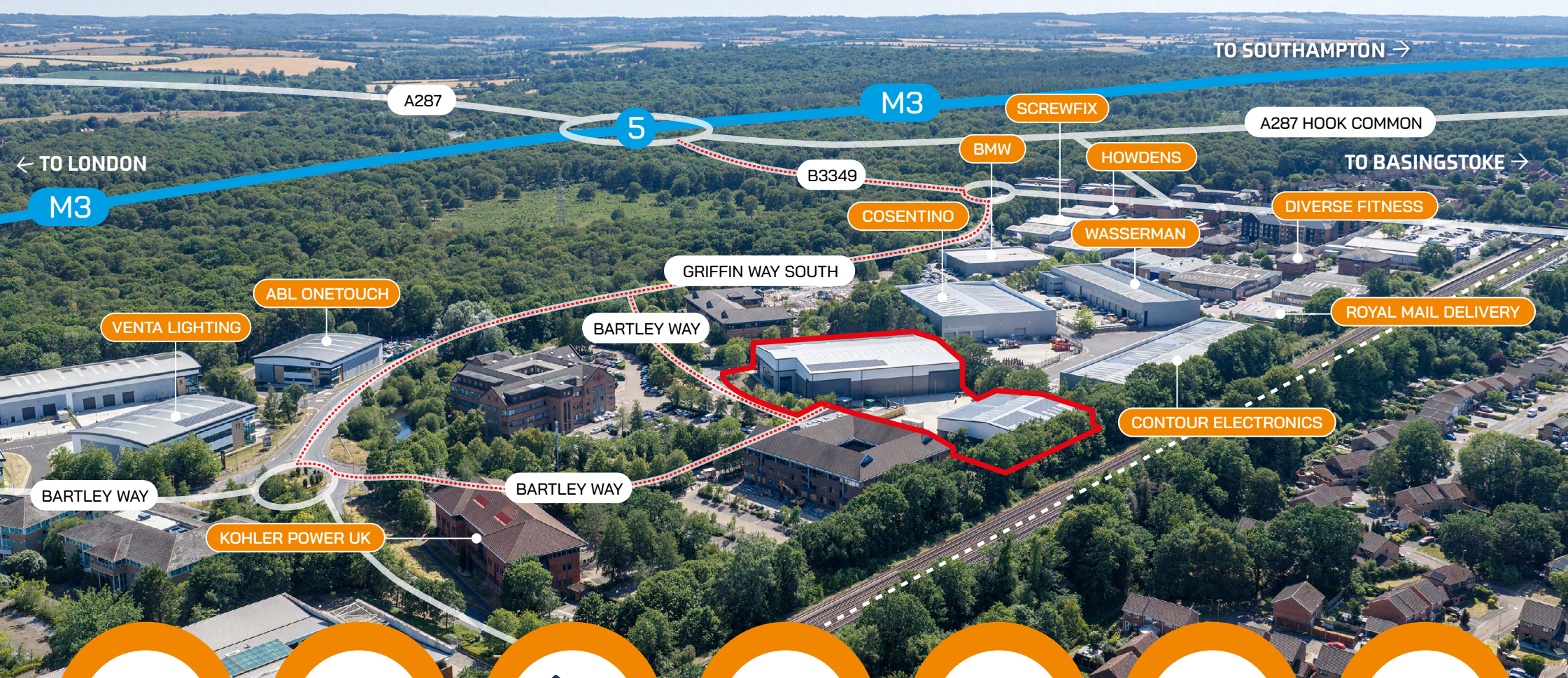


connect5hook.co.uk

**3 PRIME INDUSTRIAL /
WAREHOUSE UNITS TO LET**
9,344 - 37,910 SQ FT



AN ESTABLISHED BUSINESS LOCATION
WITH IMMEDIATE ACCESS TO J5 M3



IMMEDIATE ACCESS
TO M3 JUNCTION 5



TO LONDON
1 HOUR



TO SOUTHAMPTON
40 MINS



GRADE A
INDUSTRIAL
WAREHOUSES



BREEAM
'OUTSTANDING'
AND EPC A+



CLASS E, B2 AND B8
PLANNING USE



SECURE SERVICE
YARDS



DESCRIPTION

Units 1 & 2 are available to lease individually or combined to offer a self contained industrial/ warehouse unit with a secure yard.

The property is built to a grade A specification with the warehouse and offices benefiting from use of renewable energy technologies with PV panels and air source heating, minimising CO² through the site being powered by electricity with no gas, 10% of roof area provided as integrated rooflights providing natural daylight, enhanced u-values and thermal air tightness.

Presented with excellent external amenity, EV car charging and landscaped environment as well as 'Cat A' office fit out at first floor including LED lighting with PIR sensors, raised access floors and superb WC & shower facilities.

SPECIFICATION

Unit Size*	9,344 to 18,698 sq ft (868 - 1,737 sq m)
Car Parking	15 per unit 30 combined
Yard Depth	28.6m
Clear Warehouse Height	8.4m
Warehouse Slab Loadings	50 kN/m ²
Level Loading Doors	1 per unit 2 combined
Power	200 kVA per unit 400 kVA combined

*Measured in accordance with the RICS Code of Measuring Practice 6th Edition on a Gross External Area Basis.





DESCRIPTION

Unit 3 offers a self contained industrial/ warehouse unit with dedicated secure service yard and separate staff parking.

The property is built to a grade A specification with the warehouse and offices benefiting from use of renewable energy technologies with PV panels and air source heating, minimising CO² through the site being powered by electricity with no gas, 10% of roof area provided as integrated rooflights providing natural daylight, enhanced u-values and thermal air tightness.

Presented with excellent external amenity, EV car charging and landscaped environment as well as 'Cat A' office fit out at first floor including lift access, LED lighting with PIR sensors, raised access floors and superb WC & shower facilities.

SPECIFICATION

Unit Size*	37,910 sq ft (3,531 sq m)
Car Parking	52
Yard Depth	40.7m
Clear Warehouse Height	10m
Warehouse Slab Loadings	50 kN/m ²
Level Loading Doors	3
Power	534 kVA

*Measured in accordance with the RICS Code of Measuring Practice 6th Edition on a Gross External Area Basis.

SUSTAINABILITY FEATURES

In line with Kingsbridge’s commitment to the environment, Connect 5 is designed to the highest possible ‘Outstanding’ BREEAM rating. The development has achieved an EPC A+ energy performance rating and will be powered 100% by electricity with the capability to be occupied carbon negative in operation.

The scheme will be constructed using responsibly-sourced building materials and the project will deliver 15% Biodiversity Net Gain, ahead of the mandatory 10%.



BREEAM
‘OUTSTANDING’



EPC A+



10% ROOF
LIGHTS



15% BIODIVERSITY
NET GAIN



EV CHARGING
POINTS



RESPONSIBLY SOURCED
BUILDING MATERIALS



LED
LIGHTING



RENEWABLE
ENERGY

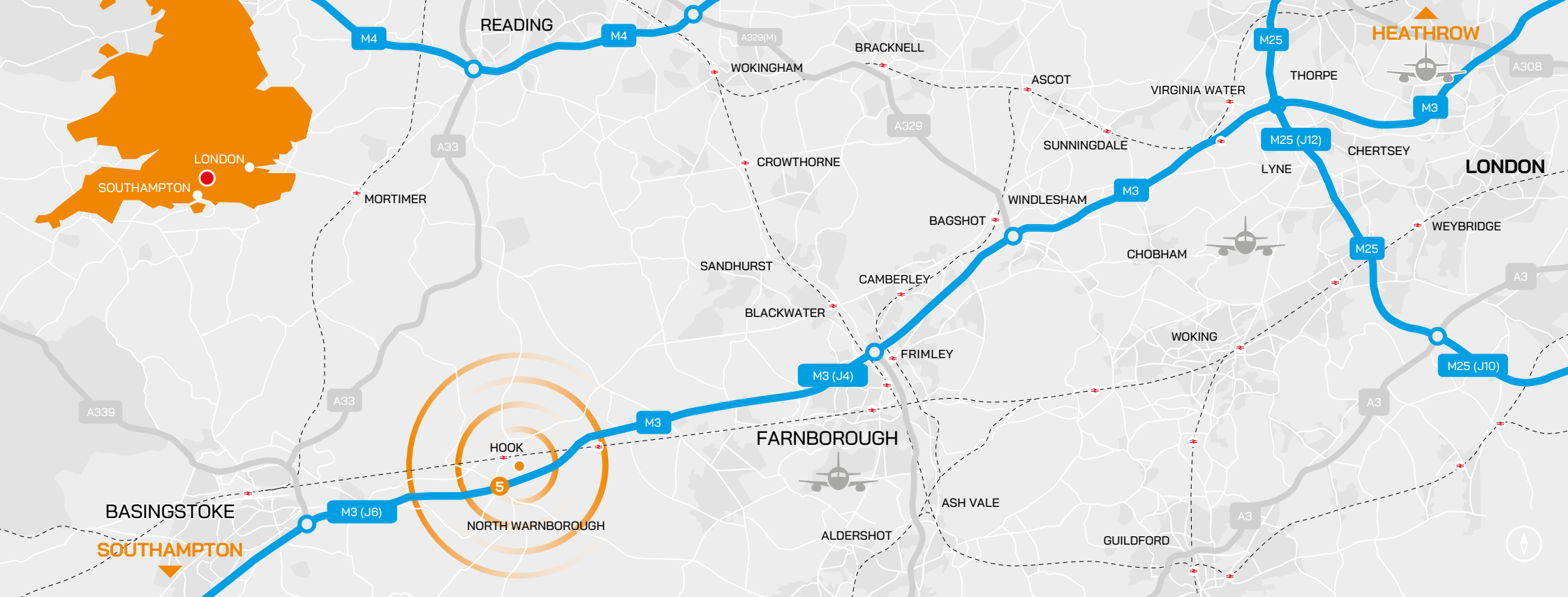


DESIGNED TO BE CARBON
NEGATIVE IN OPERATION



NET ZERO
EMBODIED CARBON





LOCATION

Connect 5 is strategically located less than 1 mile from Junction 5 of the M3 motorway, accessed via the B3349.

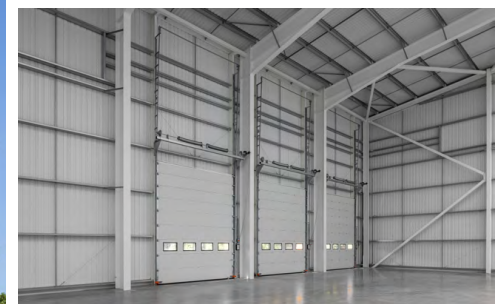
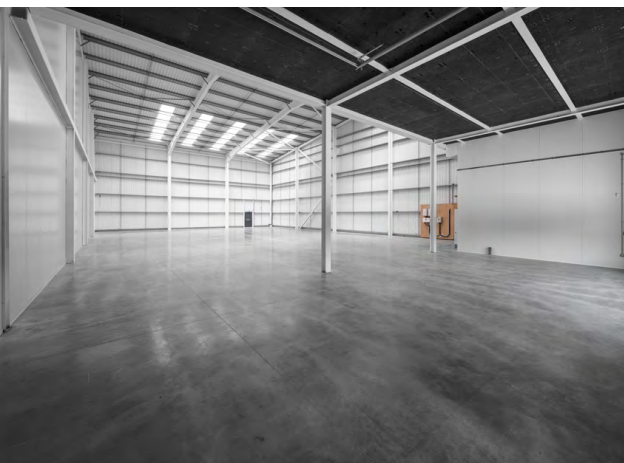
The site is highly prominent and provides easy access to key surrounding towns such as Basingstoke, Reading, Farnborough, Bracknell and Guildford. Hook Railway Station is within a 10 minute walk, providing direct access to London Waterloo (1 hr 5 mins). Within a 30 minute travel time there is an employable workforce of 1.1m people.

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



CONNECTIONS

Destination	Time (mins)	Distance (miles)
M3 J5	5	1
Basingstoke	11	7.6
Hook Station	15	0.8
Southampton	40	35
Heathrow	42	32
London	60	42



TENURE

New FRI leases available direct from the landlord. Rent on application.

EPC

EPC A+.

VAT

VAT is applicable at the prevailing rate.

CONTACTS

Dan Rawlings
drawlings@lsh.co.uk
M: 07702 809 192

Luke Mort
lmort@lsh.co.uk
M: 07591 384 236

**Lambert
Smith
Hampton**

Will Merrett-Clarke
william.merrett-clarke@hollishockley.co.uk
M: 07774 269 443

Freddie Chandler
freddie.chandler@hollishockley.co.uk
M: 07935 769 627

Developer
Kingsbridge

**HOLLIS
HOCKLEY**

IMPORTANT INFORMATION. Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Lambert Smith Hampton and Hollis Hockley nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale. July 2026. Designed & produced by Creativeworld 01282 858200.