

CONNECT

J5 M3 HOOK

BARTLEY WAY • RG27 9UF



STARTING ON SITE
JUNE 2025

3 PRIME INDUSTRIAL / WAREHOUSE UNITS TO LET

9,280 - 37,800 SQ FT



connect5hook.co.uk

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



TARGETING 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 will be 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*	9,280 to 18,560 sq ft (868 - 1,736 sq m)
Car Parking	15 per unit 30 combined
Yard Depth	24m
Clear Warehouse Height	8.4m
Warehouse Slab Loadings	50 kN/m²
Level Loading Doors	1 per unit 2 combined
Power	200 kVA per unit 400 kVA combined

*To be 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 will be 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*	37,800 sq ft (3,215 sq m)
Car Parking	52
Yard Depth	40m
Clear Warehouse Height	10m
Warehouse Slab Loadings	50 kN/m²
Level Loading Doors	3
Power	534 kVA

*To be 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 target the highest possible 'Outstanding' BREEAM rating. The development will also target 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%.



TARGETING BREEAM
'OUTSTANDING'



TARGETING
EPC A+



10% ROOF
LIGHTS



15% BIODIVERSITY
NET GAIN



EV CHARGING
POINTS



RESPONSIBLY SOURCED
BUILDING MATERIALS



LED
LIGHTING



RENEWABLE
ENERGY

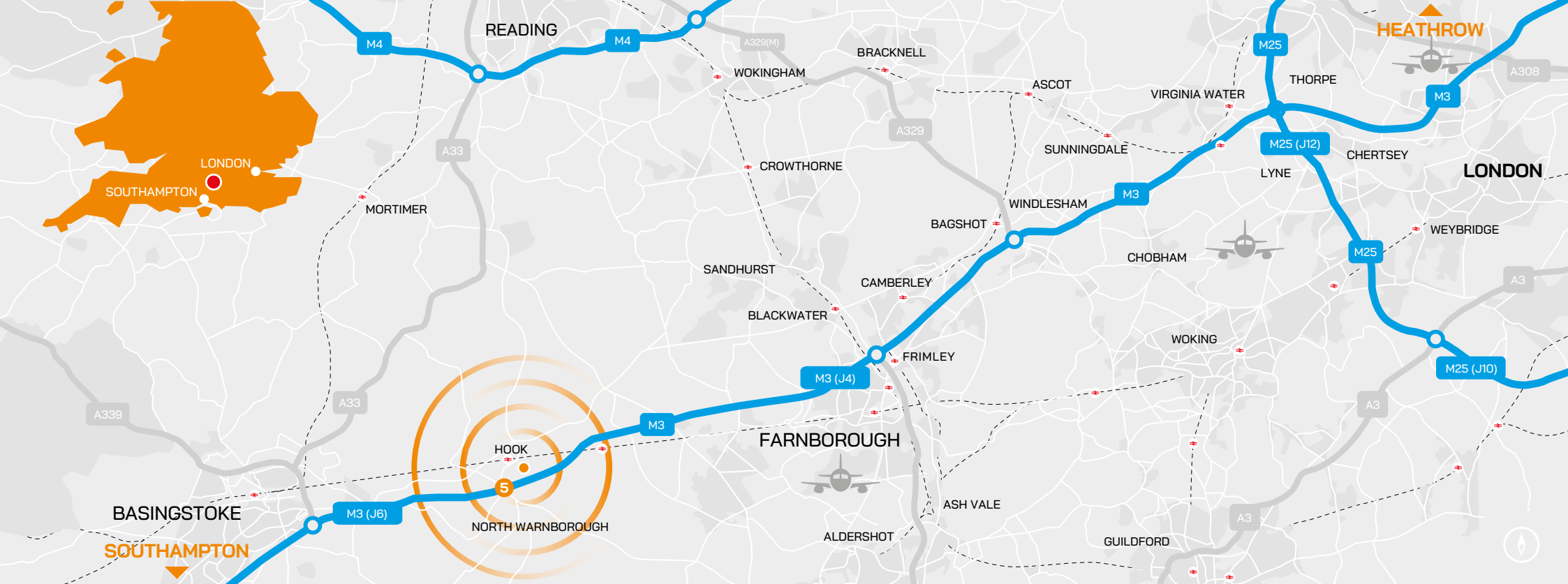


DESIGNED TO BE CARBON
NEGATIVE IN OPERATION



TARGETING NET ZERO
EMBODIED CARBON



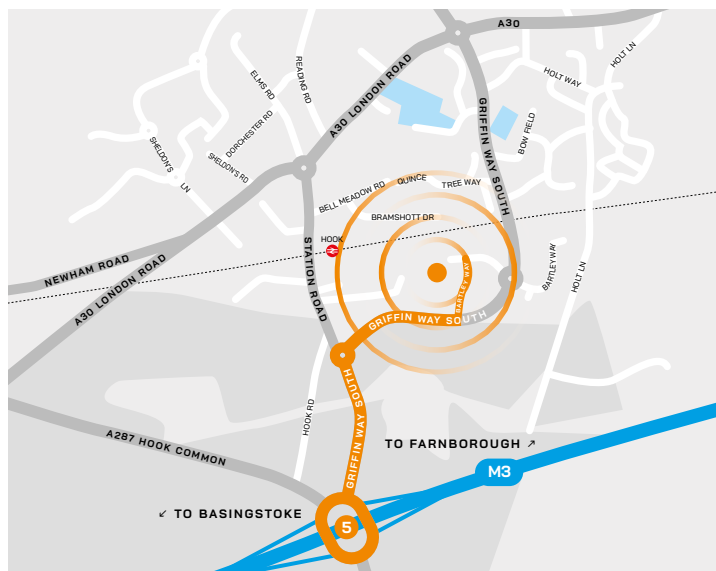


LOCATION

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.



AVAILABLE FROM
Q1 2026

connect5hook.co.uk

TENURE

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

EPC

Targeting EPC A+.

VAT

VAT is applicable at the prevailing rate.

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**HOLLIS
HOCKLEY**

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