



Key Points:

- Modern, high quality warehouse units
- 2 level access loading doors per unit
- 8m minimum eaves height
- Large front yard
- 40 parking spaces (combined)
- Ground and First floor office
- 3 Phase Power
- 40 kN/sqm Floor Loading
- Proximity to the M3

TO LET

Unit 1 & 2 Quantum Business Park

Beacon Hill Road, Fleet, GU52 8EA

Available now

by way of assignment/subletting

9,318 – 23,021 SQ FT
(886 – 2,139 SQ M)

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Description

Quantum Business Park is a modern estate of high specification industrial/warehouse units. Units 1&2 both from a clear span warehouse space with 8m clear internal height and accessed via two electric level access loading doors (per unit) and in their current combined configuration, the units are subdivided by an insulated level access door. Additionally, the units can be accessed via a pedestrian entrance to the ground floor offices/reception with WC facilities and high-quality offices to the first floor

Externally, Units 1 and 2, in their current combined configuration offer a rare opportunity for a new build specification building with large yard and generous parking allocation of 40 allocated car parking spaces including allocated spaces for electric vehicles.

The units are available by way of an assignment or sublease which expires on 5th February 2034 and contains a tenant only break on the 5th February 2029.

Location

Quantum Business Park is a new scheme positioned prominently on the B3013 and the estate is situated approx. 1.5 miles from Fleet town centre.

It benefits from strong motorway connectivity to the M3 with Junction 4a approximately 5 miles away and Junction 5 8 miles away providing access into London and port towns of Southampton and Portsmouth.

In terms of rail links, Fleet railway station is about 3 miles away, offering regular services to London Waterloo.

Rent

Rent on Application

Energy Performance Rating

To be confirmed

Terms

The unit is available by way of an assignment/sublease until February 2034.

Assignment of whole only or sub-letting for individual units available,

Floor areas

The Property has the following approximate gross internal (GIA) floor areas

Unit 1	Area (Sq ft.)	Area (Sqm)
Ground	8,246	766
First	1,072	100
Total	9,318	866
Unit 2	Area (Sq ft.)	Area (Sqm)
Ground	12,391	1,151
First	1,312	122
Total	13,703	1,273
Combined total	23,021	2,139

Business Rates

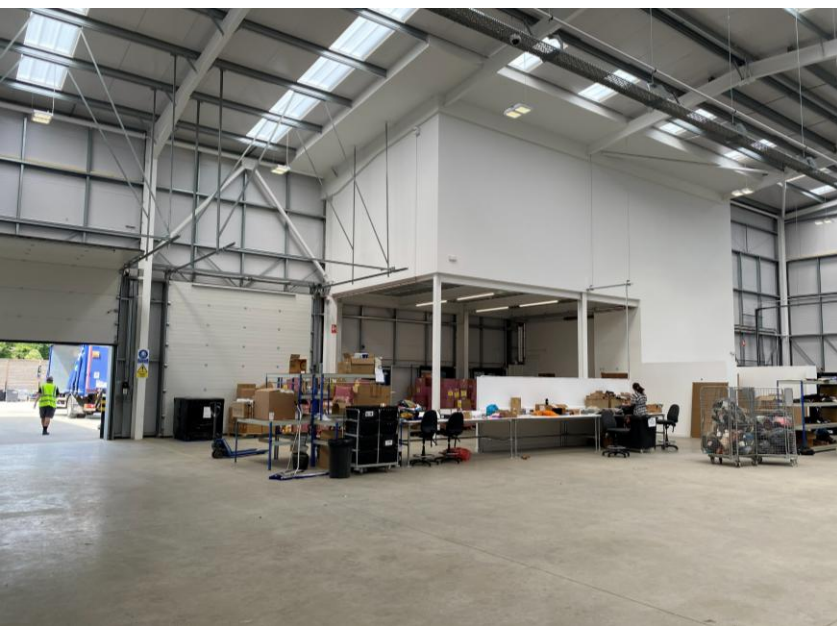
Interested parties are advised to make their own enquires with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All prices and other costs quoted exclusive of VAT.





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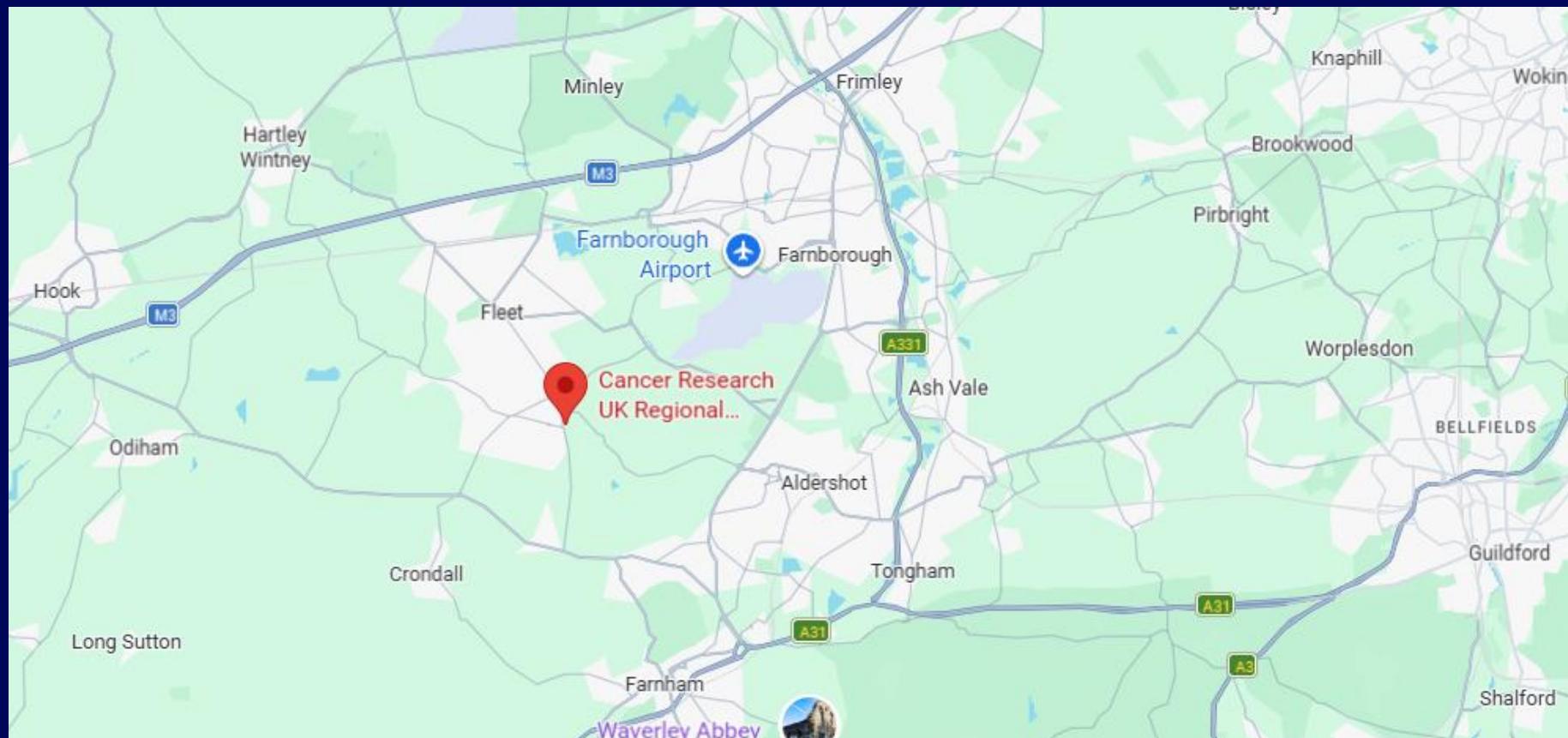
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