

FLEET, HANTS, GU51 2UY

ONE RYE LOGISTICS PARK



A new high quality logistics / warehouse /
production unit **50,720 sq ft TO LET**



Secure yard -
40m depth



3 Dock level &
1 level loading doors



61 Car
parking spaces



OUTSTANDING LOCATION

Rye Logistics Park is within the popular Ancells Business Park which is only a few minutes drive from J4a of the M3 motorway and Fleet town centre. Fleet railway station is less than 1 mile away.

Materials and finishes have been carefully selected for function, quality and aesthetics. The unit has crisp, modern elevations incorporating copper accents, projecting feature porticos with louvered curtain walling.

Externally there is generous landscaping surrounding the site with break out spaces and cycle parking facilities for sustainable commuting.

COMPARATIVE NEW BUILD QUOTING RENTS

Location	Typical Quoting Rent (£psf)	Distance (miles)
One Rye Logistics Park	£14.80 psf*	-
Farnborough	£20.00 psf	4.5 miles
Frimley	£20.00 psf	5.3 miles
Bracknell	£20.00 psf	14 miles
Guildford	£23.50 psf	17 miles

Comparative rents for new buildings of similar size as at Q4 2025.
*Subject to a 10 year straight lease.



IMPECCABLE DESIGN

One Rye Logistics Park is a new, high-quality HQ warehouse/production building of 50,720 sq ft. The unit benefits from 24/7 HGV access, a secure yard and dedicated loading area with a separate office/visitors parking zone. Ancillary offices are provided on the first floor.

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BREEAM rated
'Very Good'
- 

EPC rated
'A'
- 

8 Electric vehicle
charging points
- 

Unrestricted HGV
access 24/7 hours
- 

VRF comfort
cooling to offices
- 

3 Dock level &
1 level loading doors
- 

40m yard
depth
- 

10m Minimum
eaves height
- 

Cycle parking
facilities
- 

61 Car
parking spaces
- 

Flexible
planning uses
- 

50kn/m2 floor
loading
- 

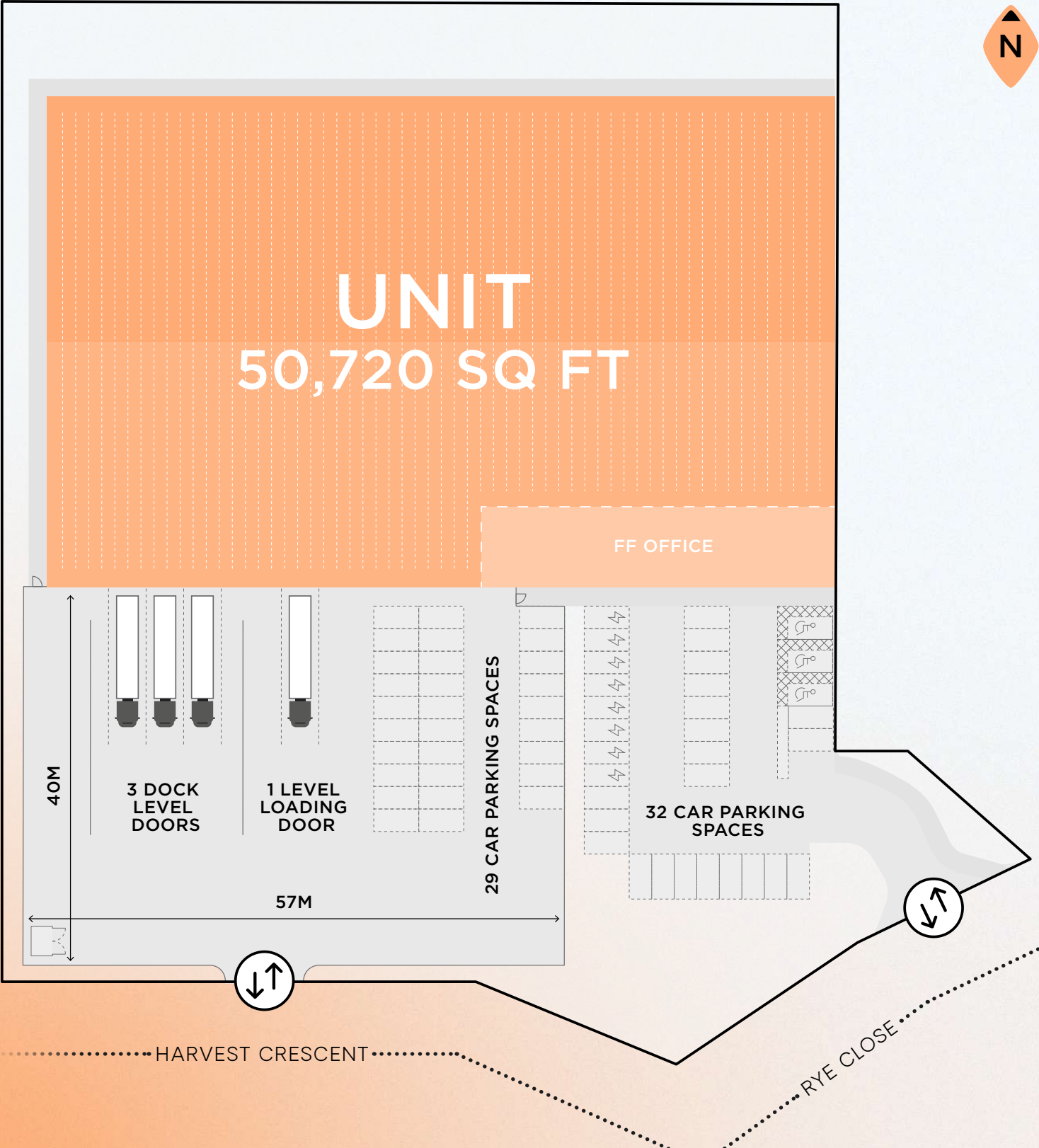
Raised
access floors
- 

First floor office
accommodation
- 

Secure
yard



WAREHOUSE / PRODUCTION	FF OFFICE	TOTAL (GEA)	
47,255 SQ FT	3,465 SQ FT	50,720 SQ FT	4,721 SQ M





ADJACENT TO THE M3

ROAD

Fleet Town Centre	1.7 miles
M3 J4a	2 miles
Basingstoke	10 miles
M3/A303 J8	15 miles
J12 M25	16 miles
Reading	16 miles
Central London	40 miles

RAIL

Fleet	0.7 miles
Farnborough	4.0 miles
Farnborough North	4.8 miles
Blackwater	5.2 miles
Frimley	5.5 miles

AIR

Farnborough	2 miles
Heathrow Cargo Terminal	22 miles
Southampton	43 miles
London Gatwick	48 miles

PORTS

Southampton	46 miles
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