

**RYE
LOGISTICS
PARK**

TO LET

NEW HIGH QUALITY
LOGISTICS/WAREHOUSE/
PRODUCTION DEVELOPMENT
13,126 – 77,111 SQ FT TO LET

FLEET, HANTS, GU51 2UY

**UNRESTRICTED HGV
ACCESS 24/7 HRS**



**ADJACENT TO
M3 MOTORWAY**

FARNBOROUGH AIRPORT

M3 J4A

▲ LONDON
M25 M4 ▲

RYE
LOGISTICS
PARK

ANCELLS PARK
RETAIL CENTRE

▼ BASINGSTOKE
SOUTHAMPTON ▼



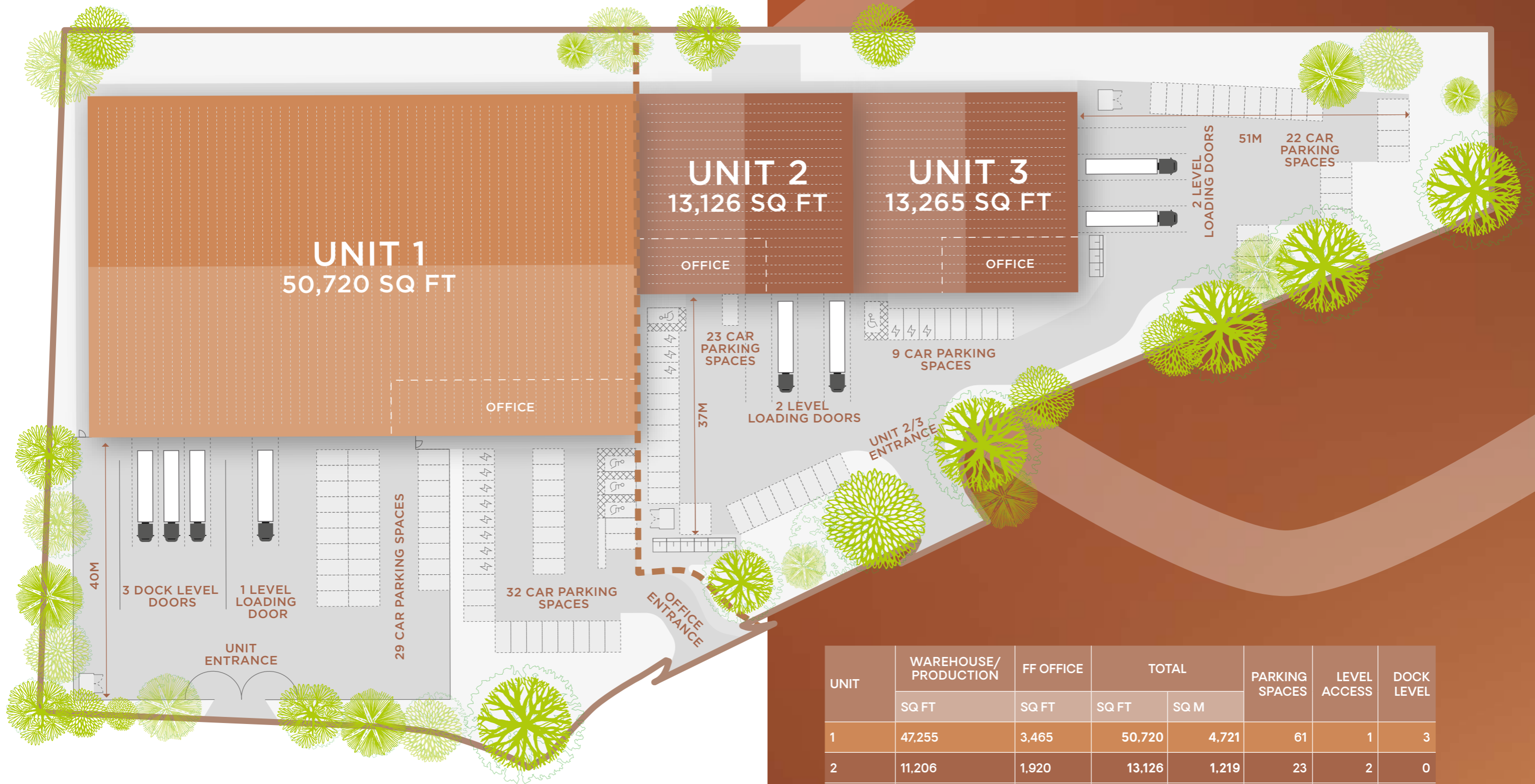
OUTSTANDING SPECIFICATION & LOCATION

Situated adjacent to and visible from the M3 motorway, Rye Logistics Park is a brand new development of three high quality buildings ranging in size from 13,126 sq ft to 77,111 sq ft.

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 within a 1 mile walk/taxi ride away.

Within a 10 min walk in Ancells Park there is a small retail centre which includes Tesco Express, Greenhouse Cafe and The Falkners Arms pub and other retailers.





UNIT	WAREHOUSE/ PRODUCTION	FF OFFICE	TOTAL		PARKING SPACES	LEVEL ACCESS	DOCK LEVEL
	SQ FT	SQ FT	SQ FT	SQ M			
1	47,255	3,465	50,720	4,721	61	1	3
2	11,206	1,920	13,126	1,219	23	2	0
3	11,310	1,955	13,265	1,232	31	2	0
TOTAL			77,111	7,164	115	5	3

*Approximate Gross External Areas

HIGH QUALITY SPECIFICATION

Rye Logistics Park provides a terrace of three new warehouse/production units with 24/7 hours of HGV access and delivery.

Unit 1 is the largest unit, being 50,720 sq ft and is designed as a single HQ building. The unit has its own secure yard/loading area with a separate office/visitors parking zone.

Units 2 13,126 sq ft and 3 13,265 sq ft can be combined to provide a single building of 26,391 sq ft also having its own secure site and loading areas.

Ancillary offices are provided on the first floor for each building. Rye Logistic Park is available now and ready for occupation.

UNIT 1 50,720 SQ FT



UNIT 1

50,720 SQ FT



EPC
'A'



BREEAM
'Very Good'



Raised
access floors



EV charging
points



First floor office
accommodation



Unrestricted HGV
access 24/7 hrs



1 level
loading doors



61 car
parking spaces



3 Dock
level doors



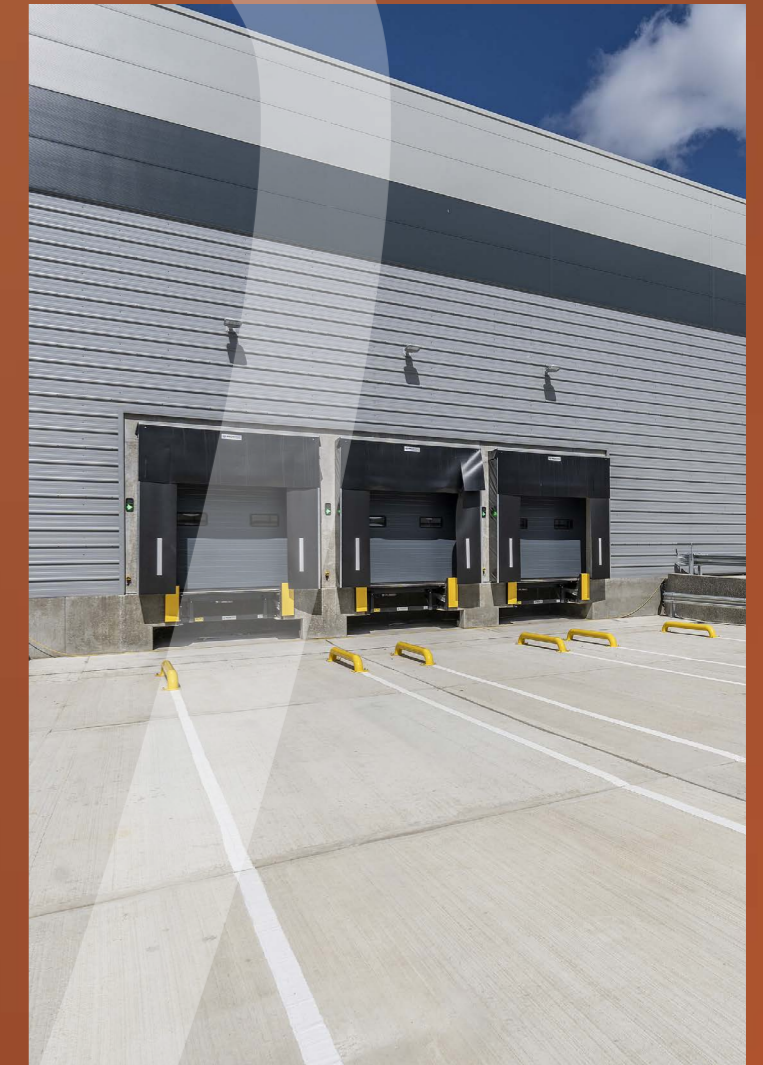
10m minimum
eaves height



50kn/m² floor
loading



Cycle parking
facilities



UNIT 2

13,126 SQ FT



EPC
'A'



BREEAM
'Very Good'



Raised
access floors



EV charging
points



First floor office
accommodation



Unrestricted HGV
access 24/7 hrs



3 Dock
level doors



23 car
parking spaces



50kn/m2 floor
loading



8m minimum
eaves height



Cycle parking
facilities

UNIT 3

13,265 SQ FT



EPC
'A'



BREEAM
'Very Good'



Raised
access floors



VRF comfort
cooling to offices



First floor office
accommodation



24/7 hours of HGV
access and delivery



Flexible planning uses
including Class E (light &
general industrial), B2 & B8
(production / warehouse)



51m dedicated yard /
loading area



2 level
loading doors



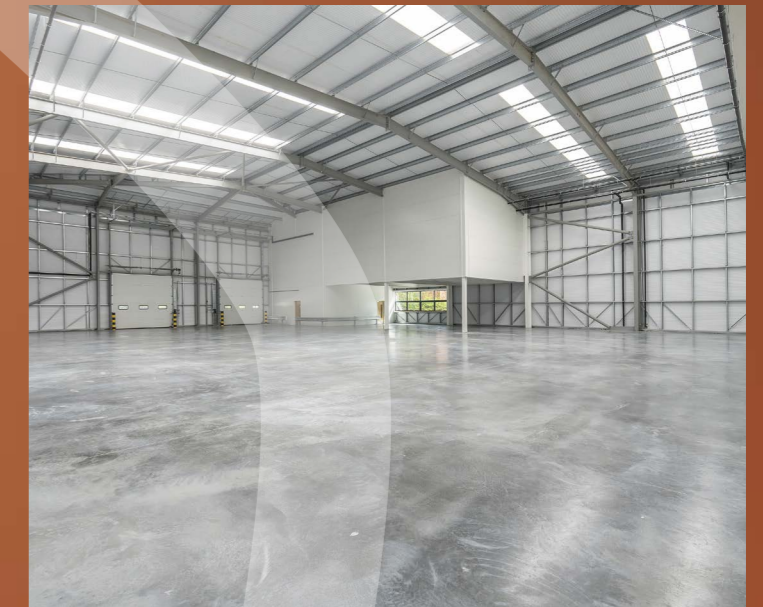
22 car
parking spaces



50kn/m² floor
loading



8m minimum
eaves height





IMPECCABLE DESIGN

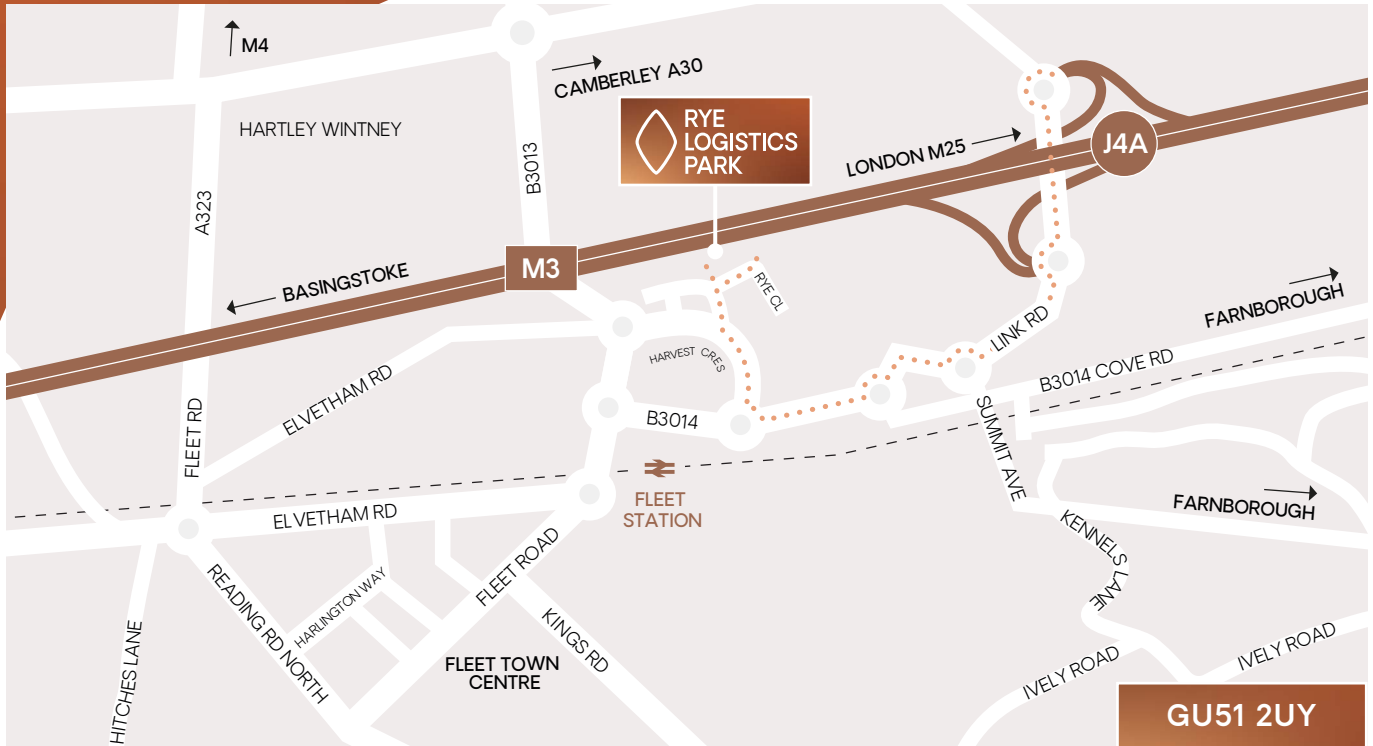
Caudwell places great emphasis on quality of design with all its projects and aims to deliver an exemplary development at Rye Logistics Park. Materials and finishes have been carefully selected for function, quality and aesthetic.

Each unit has crisp, modern elevations incorporating copper accents, projecting feature porticos with louvered curtain walling.

Internally, the warehouse/production areas are designed with generous volumes offering flexibility for varying racking options. The open plan air conditioned office accommodation at 1st floor allows flexibility for individual occupiers layouts.

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

ADJACENT TO THE M3



ROAD

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

RAIL

Fleet	0.7 miles
Farnborough (Main)	4.0 miles
Farnborough North	4.8 miles
Blackwater	5.2 miles
Frimley	5.5 miles

PORTS

Southampton	46 miles
London Gateway	78 miles

AIR

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

FURTHER INFORMATION

Please contact the sole letting agents.



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CAUDWELL

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