

A development by

**EQUATION** PROPERTIES **BentallGreenOak** 



**VANGUARD**  
LOGISTICS PARK  
A3—GU33 6DN

**TO LET**  
TWO HIGH QUALITY INDUSTRIAL/DISTRIBUTION WAREHOUSES  
**200,367 & 146,196 SQ FT. AVAILABLE Q3 2023**

VANGUARD LOGISTICS PARK IS A NEW INDUSTRIAL/DISTRIBUTION DEVELOPMENT LOCATED IN LONGMOOR, HAMPSHIRE. THE SCHEME IS STRATEGICALLY LOCATED ON THE LONGMOOR JUNCTION OF THE A3, WHICH PROVIDES EXCEPTIONAL ACCESS TO GREATER LONDON AND M25 (N) AND THE M27 CORRIDOR TO THE SOUTH.



**PRIME LOCATION**

Prominent dual carriageway presence situated on the Longmoor junction of the A3.



**ESTATE**

Enhanced landscaped private estate with secured fencing and independent gates.



**FUTURE PROOF**

EV charging points to future proof occupiers ongoing requirements and occupational needs.



**LABOUR**

Excellent local labour pool with 307,075 economically active population with a 30 minute drive.



**SUSTAINABLE**

BREEAM 'Excellent' EPC A rating.



**CONNECTIVITY**

Proximity to major airports (Southampton/Heathrow) and ports (Portsmouth/Southampton).



**VANGUARD**  
LOGISTICS PARK  
A3 — GU33 6DN

TOTAL AREA (GIA) 346,563 SQ FT

The site spans 15 acres and will consist of two high quality warehouses of 200,367 and 146,196 SQ FT, available from Q3 2023. Vanguard Logistics Park is an exceptional development for a vast range of occupiers seeking to optimise their business activities in the South East to the rest of the UK.

# ACCOMMODATION

UNIT 1	146,196 SQ FT
UNIT 2	200,367 SQ FT
<b>TOTAL AREA (GIA)</b>	<b>346,563 SQ FT</b>

UNIT 2	SQ FT
WAREHOUSE AREA	136,485
OFFICE (INCL. GF CORE)	8,075
PLANT DECK	1,636
<b>TOTAL AREA (GIA)</b>	<b>146,196</b>

HAUNCH HEIGHT	15M
LEVEL ACCESS DOORS	2
DOCK LOADING DOORS	12
HGV PARKING	10
CAR PARKING SPACES	124
EV CHARGING POINTS	14
YARD DEPTH	50M
FLOOR LOADING (KN/M2)	50

UNIT 1	SQ FT
WAREHOUSE AREA	185,755
OFFICE (INCL. GF CORE)	9,390
TRANSPORT OFFICE	2,500
GATEHOUSE	300
ROOF TERRACE	840
PLANT DECK	1,582
<b>TOTAL AREA (GIA)</b>	<b>200,367</b>

HAUNCH HEIGHT	15M
LEVEL ACCESS DOORS	3
DOCK LOADING DOORS	16
HGV PARKING	31
CAR PARKING SPACES	198
EV CHARGING POINTS	22
YARD DEPTH	50M
FLOOR LOADING (KN/M2)	50

## WAREHOUSE

50 kN/m2  
Floor Loading

EPC A Rating

BREEAM  
'Excellent' Rating

15% Roof Lights  
to Warehouse

Unit 1 - 970 kVa  
Unit 2 - 1400 kVa

## EXTERNAL

15M  
Haunch Height

EV Parking Bays

Secured  
Independent Gate

Perimeter Paladin  
Estate Fencing

## OFFICES

LED Lighting with  
Smart Control

Grade A Open  
Plan Office

VRF Heating and  
Comfort Cooling

Double Height  
Glazed HQ Reception



**VANGUARD**  
LOGISTICS PARK  
A3—GU33 6DN

TOTAL AREA (GIA) 346,563 SQ FT

# LOCATION

Vanguard Logistics Park is prominently located fronting the A3, which is the major arterial road connecting London and Portsmouth offering excellent connectivity to the region. The scheme is situated in Longmoor, Hampshire, 51 miles from London and 24 miles from Portsmouth. Major motorway networks such as the M3 (J6) and M25 (J10) are just 35 and 28 miles from the development.

Another key benefit of the scheme is the close proximity of Southampton Airport (38 miles) and Heathrow Airport (41 Miles), which handles 70% of the UK's air freight trade. Southampton and Portsmouth Ports are also in proximity to Vanguard Logistics Park.

M27/PORTSMOUTH 24 MILES

BORDON 4 MILES

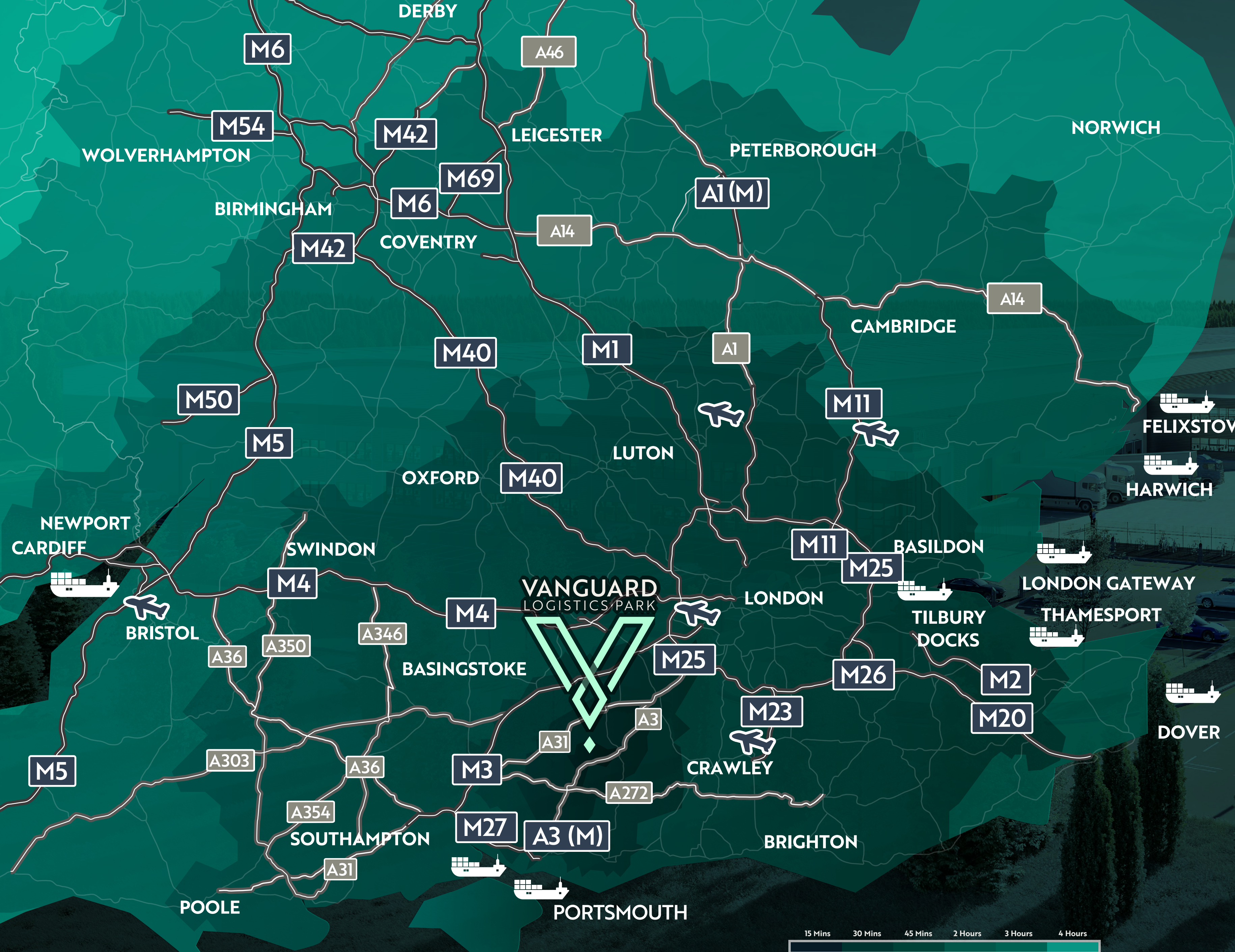
A3

WOOLMER ROAD (A325)

M25/LONDON 51 MILES



# STRATEGIC



**AIRPORTS**

	DISTANCE	JOURNEY
HEATHROW	41 MILES	41 MINS
SOUTHAMPTON	38 MILES	52 MINS
GATWICK	53 MILES	53 MINS

**PORTS**

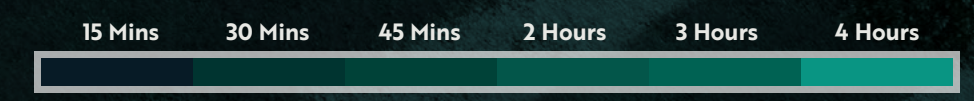
	DISTANCE	JOURNEY
PORTSMOUTH	24 MILES	26 MINS
SOUTHAMPTON	39 MILES	55 MINS

**PLACES**

	DISTANCE	JOURNEY
A3	0.2 MILES	1 MIN
BORDON	4 MILES	9 MINS
M27	22 MILES	21 MINS
GUILDFORD	21 MILES	26 MINS
PORTSMOUTH	24 MILES	26 MINS
M25	29 MILES	30 MINS
FARNBOROUGH	26 MILES	32 MINS
M3	21 MILES	35 MINS
A34	25 MILES	36 MINS
CAMBERLEY	30 MILES	37 MINS
A33	26 MILES	39 MINS
SOUTHAMPTON	38 MILES	52 MINS
READING	34 MILES	60 MINS
M4	57 MILES	1 HOUR 11 MINS
LONDON	51 MILES	1 HOUR 21 MINS

**RAIL**

	DISTANCE	JOURNEY
LONGMOOR STATION	3 MILES	6 MINS





VANGUARD  
LOGISTICS PARK



REGIONAL

# SUSTAINABILITY

# DEMOGRAPHICS\*

## 307,075

VLP has an economically active workforce within a **30m Drive**

## 1,038,516

VLP has an economically active workforce within a **45m Drive**

\*SOURCE CACI / ONS

**Vanguard Logistics Park** benefits from a large economically active labour pool at **307,075** individuals within a **30 minute drive**, and **1,038,516** with a **45 minute drive**. This provides occupiers access to a sizeable workforce needed for their operations. **Weekly wages** of this group are **lower than the national and regional averages**, allowing businesses to remain competitive with their human resource expenditure.

BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)

'Excellent' Rating

ENERGY PERFORMANCE CERTIFICATE

A Rating for excellent energy performance.

NATURAL LIGHT

Optimised use of natural light with 15% roof lights and excellent office visibility.

RENEWABLE TECHNOLOGIES

Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

RESPONSIBLE SOURCING

Assured construction materials with low environmental, economic and social impact.

ELECTRIC VEHICLE CHARGING

36 (active) Charging points provided with provision for to future-proof occupier fleet requirements.

WATER REGULATION TECHNOLOGIES

Efficient sanitary-ware with low flow rates to reduce water consumption.

SUSTAINABLE MATERIALS

Reduce energy consumption and environmental impact over the life cycle of the building.

BICYCLE SPACES

Ample spaces in covered shelters encourages environmental travel.

ENHANCED CLADDING

Delivering superior energy performance to reduce running costs.

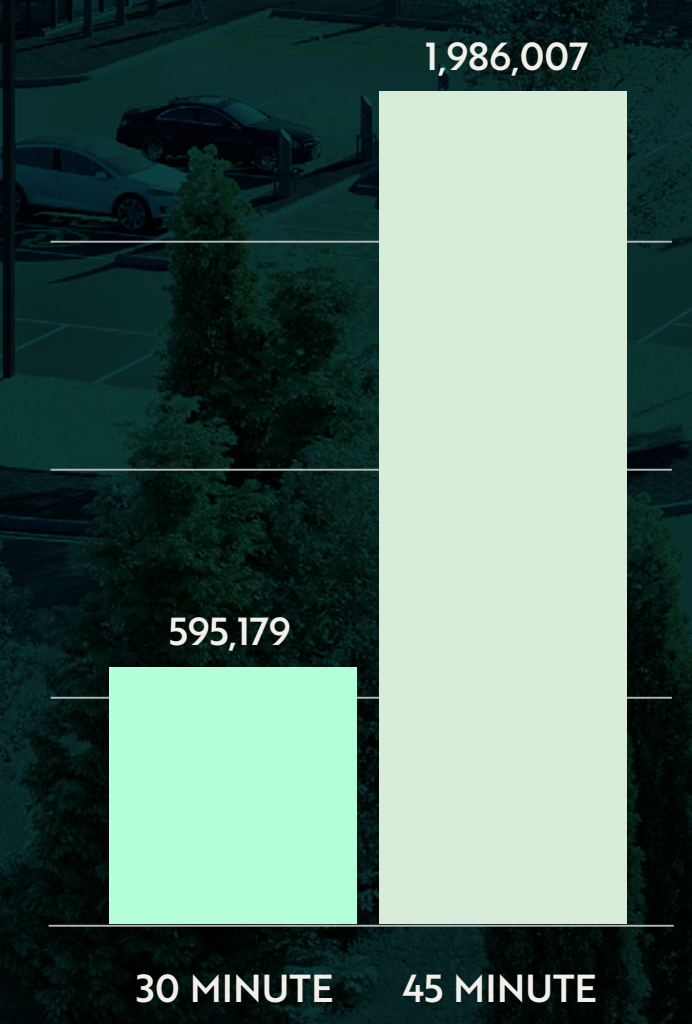
ENERGY METERING TECHNOLOGY

Allows occupiers to pro-actively manage their energy consumption.

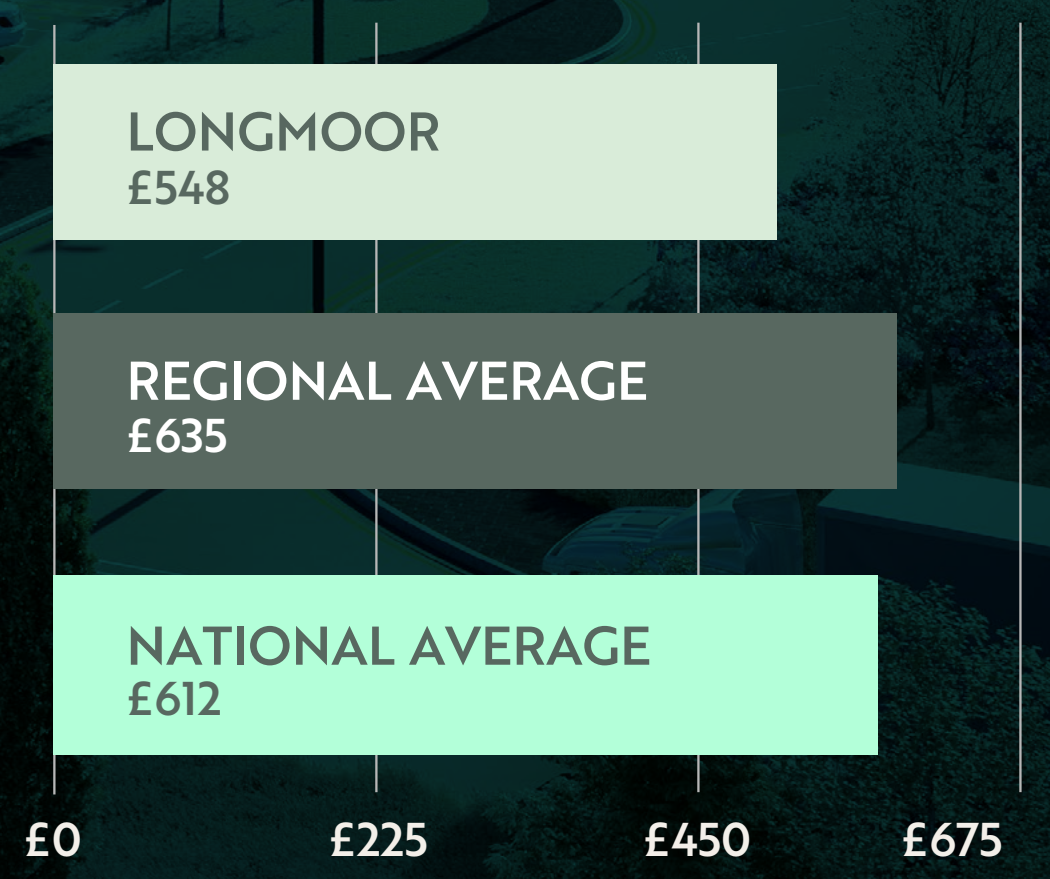
LED LIGHTING

Enables 75% less energy consumption and 25 times more durability than incandescent lighting.

## RESIDENT POLULATION DRIVE TIME

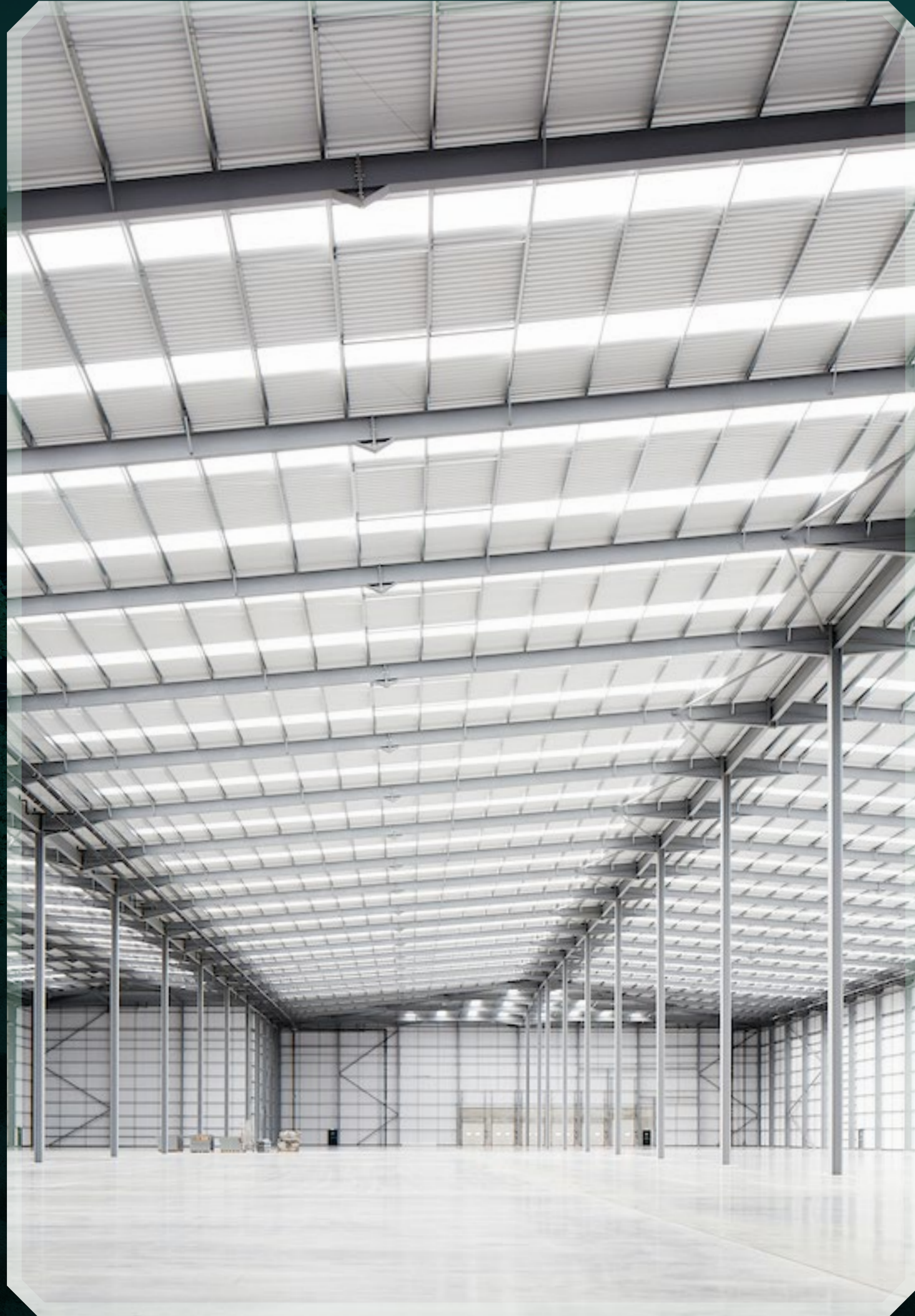


## WEEKLY EMPLOYEE WAGE



# PROVEN

Equation Properties continue to provide quality logistics solutions throughout the UK.



# PARTNERS

A DEVELOPMENT BY

BentallGreenOak 

BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million SQ FT of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.

**EQUATION**  
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.

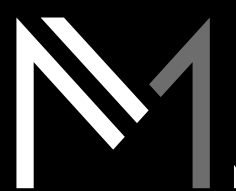




**VANGUARD**  
LOGISTICS PARK  
A3 — GU33 6DN

VANGUARD LOGISTICS PARK  
WOOLMER ROAD, HAMPSHIRE, GU33 6DN

## CONTACT THE JOINT AGENTS FOR MORE INFORMATION



M1AGENCY.CO.UK

**0203 889 1010**

**JONJO LYLES**

Jonjo.Lyles@m1agency.co.uk

**07388 488 252**

**HENRY WATSON**

Henry.Watson@m1agency.co.uk

**07951 267 446**

**ANDY HALL**

Andy.Hall@m1agency.co.uk

**07824 525 821**



**020 7629 8171**

**KnightFrank.co.uk**

**JAMES MASKEY**

James.Maskey@knightfrank.com

**07770 013 152**

**CHARLES BINKS**

Charles.Binks@knightfrank.com

**07793 441 911**

**ELLIOT EVANS**

Elliot.Evans@knightfrank.com

**07870 802 628**

**CBRE**

**020 7182 2000**

**023 8033 8811**

[www.cbre.co.uk](http://www.cbre.co.uk)

**NICK TUTTON**

Nicholas.Tutton@cbre.com

**07887 563 264**

**ALEX SCHOFIELD**

Alex.Schofield@cbre.com

**07971 067 984**

**HANNAH STAINFORTH**

Hannah.Stainforth@cbre.com

**07500 990 467**



**BIKES.DEBUT.MAMMOTH**

what3words

**VANGUARDLOGISTICSPARK.CO.UK**