



FLEET, HANTS, GU51 2UY
ANCELLS BUSINESS PARK

TO LET

2 NEW HIGH QUALITY LOGISTICS/WAREHOUSE/ PRODUCTION UNITS

13,126 – 63,846 SQ FT
TO LET

HARVEST CRESCENT

M3

LONDON

ANCELLS ROAD

UNRESTRICTED HGV
ACCESS 24/7 HRS

ADJACENT TO
M3 JUNCTION 4A





FARNBOROUGH AIRPORT

M3 J4A

▲ LONDON
M25 M4 ▲

RYE
LOGISTICS
PARK

ANCELLS PARK
RETAIL CENTRE

▼ BASINGSTOKE
SOUTHAMPTON ▼

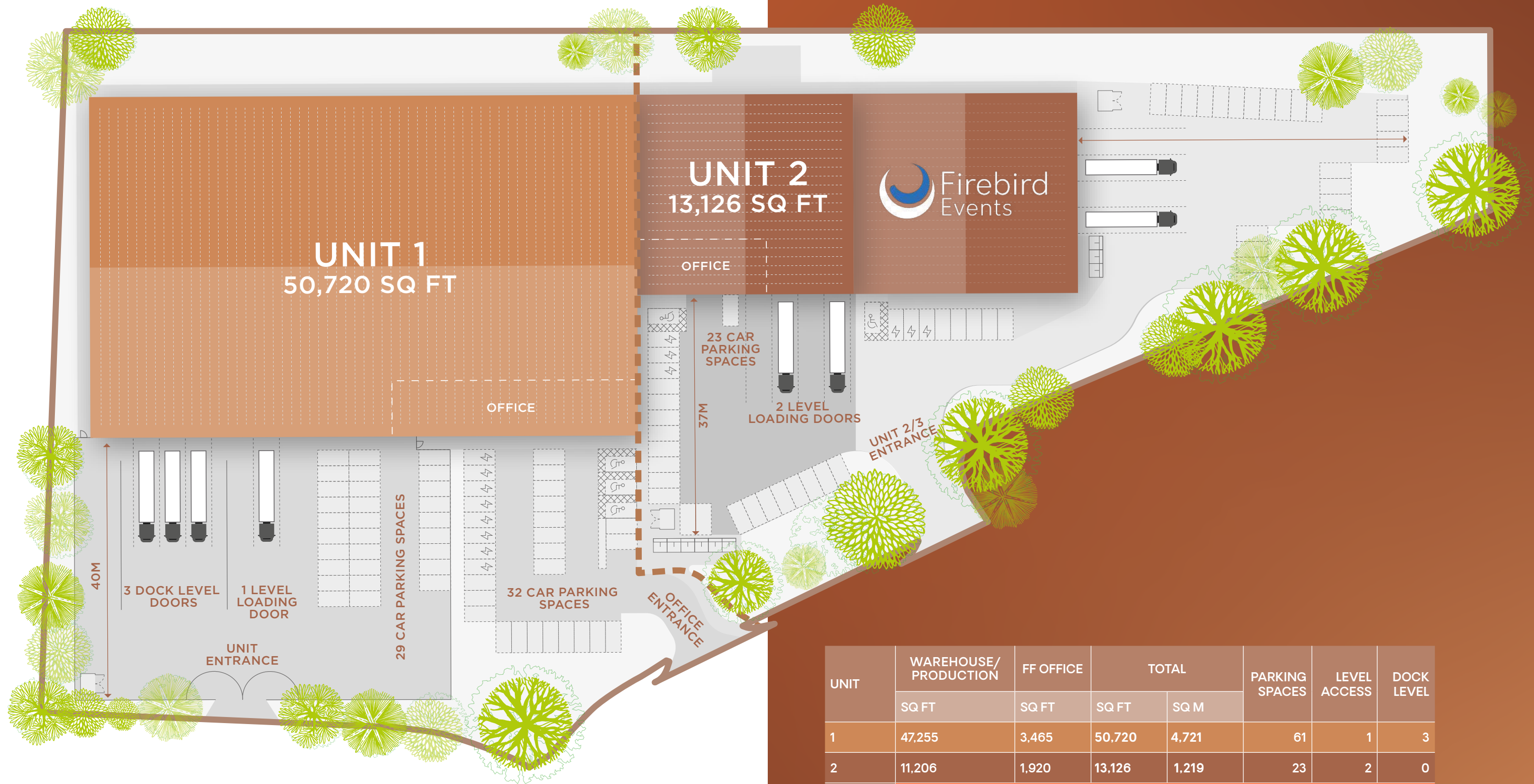
OUTSTANDING SPECIFICATION & LOCATION

Located 1 mile from j4a of the M3 motorway, Rye Logistics Park is a brand-new development comprising three high quality buildings. The available units range in size from 13,126 – 50,720 sq ft. Unit 1 and Unit 2 have the ability to be combined.

Rye Logistics is located within the popular Ancells Business Park which is adjacent to the M3 motorway and close to Fleet town Centre. Fleet mainline station is within 1 mile.

Within a 10 minute walk from Ancells Park there is a retail Centre which includes Tesco Express, Greenhouse Café and The Falkner's Arms Pub.





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	LET TO FIREBIRD EVENTS						
TOTAL			63,846	5,940	93	3	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 50,720 sq ft and is designed as a single HQ building. The unit benefits from a secure yard and loading area with a separate office / visitors parking zone.

Unit 2 can be combined with Unit 1 to provide 63,846 sq ft.

Unit 2 also benefits from it's own secure site and loading areas. Ancillary offices are provided on the first floor of each building.

Unit 3 has been let to Firebird Events.

UNIT 1

50,720 SQ FT



UNIT 1

50,720 SQ FT



EPC
'A'



BREEAM
'Very Good'



Secure yard
and depth



Raised
access floors



EV charging
points



Air
conditioned



Unrestricted HGV
access 24/7 hrs



3 dock
level doors



61 car
parking spaces



1 level loading door
(with potential for 1 more)



10m minimum eaves
height rising to XXm



50kn/m2 floor
loading



Cycle parking
facilities



UNIT 2

13,126 SQ FT



EPC
'A'



BREEAM
'Very Good'



Raised
access floors



EV charging
points



Air
conditioned



Unrestricted HGV
access 24/7 hrs



2 dock level
loading doors



23 car
parking spaces



50kn/m2 floor
loading



8m minimum
eaves height



Cycle parking
facilities



Up to
37m yard





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 joint letting agents.



HUGH WALTON
hugh.walton@savills.com
07807 999777

SIMON WOODRUFF
simon.woodruff@savills.com
07967 872948



PETER RICHARDS
peter.richards@hurstwarne.co.uk
07803 078011

STEVE BARRETT
steve.barrett@hurstwarne.co.uk
07894 899728

TIRION LLEWELYN
tirion.llewelyn@hurstwarne.co.uk
07516 690873

www.ryelogisticspark.com

A development by:

CAUDWELL

July 2026.
Misrepresentation Act: This brochure and the description and measurements herein do not form any part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

designed & produced by **CORMACK** - cormackadvertising.com