

FLEET, HANTS, GU51 2UY
ANCELLS BUSINESS PARK

ONE RYE LOGISTICS PARK



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



Secure yard -
40m depth



BREEAM rated
'Very Good'



EPC rated
'A'



3 Dock level &
1 level loading doors



61 Car
parking spaces



OUTSTANDING LOCATION

Located just 1 mile from Junction 4A of the M3, Rye Logistics Park is situated within the established Ancells Business Park, adjacent to the M3 motorway and close to Fleet town centre. Fleet mainline railway station is less than 1 mile away, providing excellent connectivity for both staff and visitors.

The park also benefits from a range of nearby amenities. Within a 10-minute walk is Ancells Farm Retail Centre, which includes Tesco Express, Greenhouse Café and The Falkner’s Arms pub, offering convenient services for employees and visitors.

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
Basingstoke	£16.00 psf	17 miles

Comparative rents for new buildings of similar size as at Q4 2025.

*Subject to a 10 year straight lease.



IMPECCABLE DESIGN

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 with air conditioning.

- 

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
- 

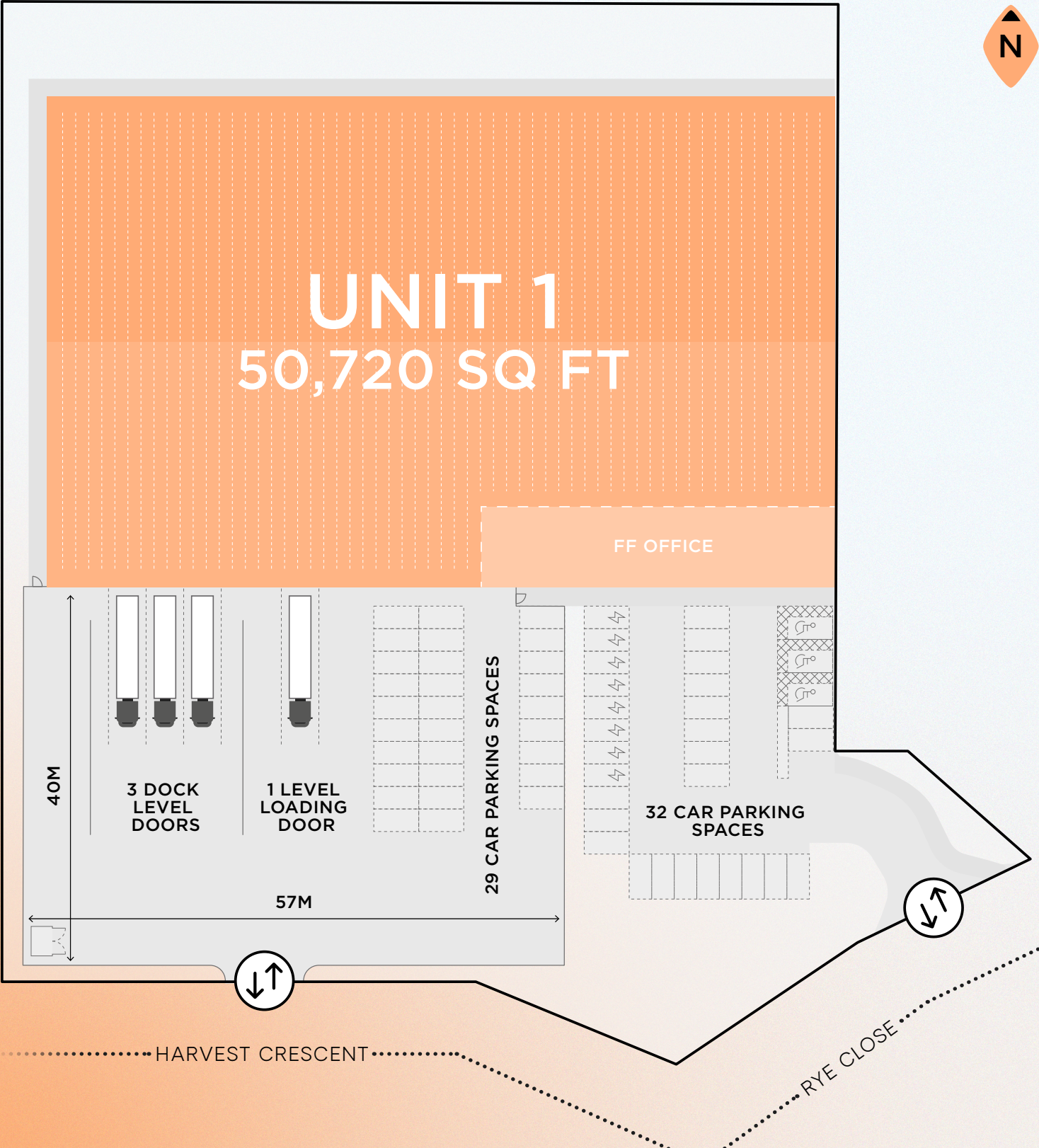
Raised access floors
- 

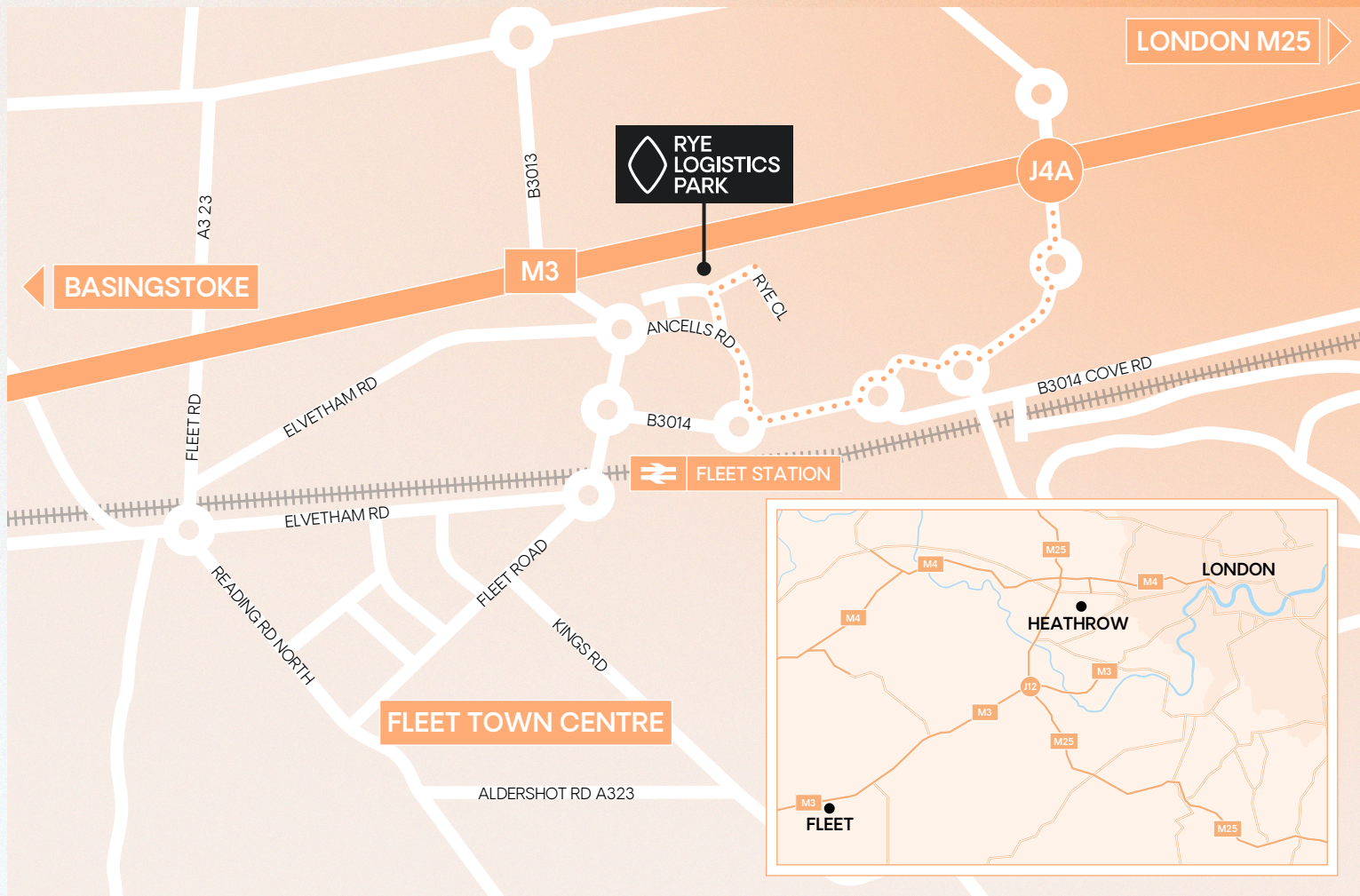
Air conditioned
- 

Secure yard

 SEE DRONE VIDEO

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
-------------	----------

RYELOGISTICSPARK.COM



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



HUGH WALTON
 hugh.walton@savills.com
 07807 999777

SIMON WOODRUFF
 simon.woodruff@savills.com
 07967 872948

A development by:

CAUDWELL