

A development by  
**EQUATION**  
PROPERTIES



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



**TO LET**  
TWO HIGH QUALITY INDUSTRIAL/DISTRIBUTION WAREHOUSES  
**200,367 & 146,196** SQ.FT. **AVAILABLE Q2 2025**

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 supply of 304,048 working age population within a 30-min drive



**SUSTAINABLE**

BREEAM 'Excellent' EPC A rating.



**CONNECTIVITY**

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



**POWER**

Enhanced power supply of 5 MVA for the scheme

# PROGRESSIVE

Vanguard Logistics Park is located within the South Downs National Park; a designated area of natural beauty and protected for conservation due its landscape, biodiversity and abundance of wildlife.

Vanguard Logistics Park has been designed to an outstanding environmental specification that integrates the project into the landscape and enables the scheme to retain the visual appeal of the National Park and to support its diverse habitat. A wetlands area with paths and seating, along with landscaped breakout areas will create a new benchmark for logistics in employee wellbeing and working conditions.



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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 Q2 2025. 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	12M	
LEVEL ACCESS DOORS	2	
DOCK LOADING DOORS	12	
HGV PARKING	12	
CAR PARKING SPACES	102	
EV CHARGING POINTS	12	
YARD DEPTH	50M	
FLOOR LOADING (KN/M2)	50	
POWER	2 MVA	



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	32	
CAR PARKING SPACES	174	
EV CHARGING POINTS	27	
YARD DEPTH	50M	
FLOOR LOADING (KN/M2)	50	
POWER	3 MVA	

## WAREHOUSE

- 50 kN/m2 Floor Loading
- EPC A Rating
- BREEAM 'Excellent' Rating
- 15% Roof Lights to Warehouse
- Unit 1 - 3 MVA  
Unit 2 - 2 MVA

## EXTERNAL

- Unit 1 15M  
Unit 2 12M  
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



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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.

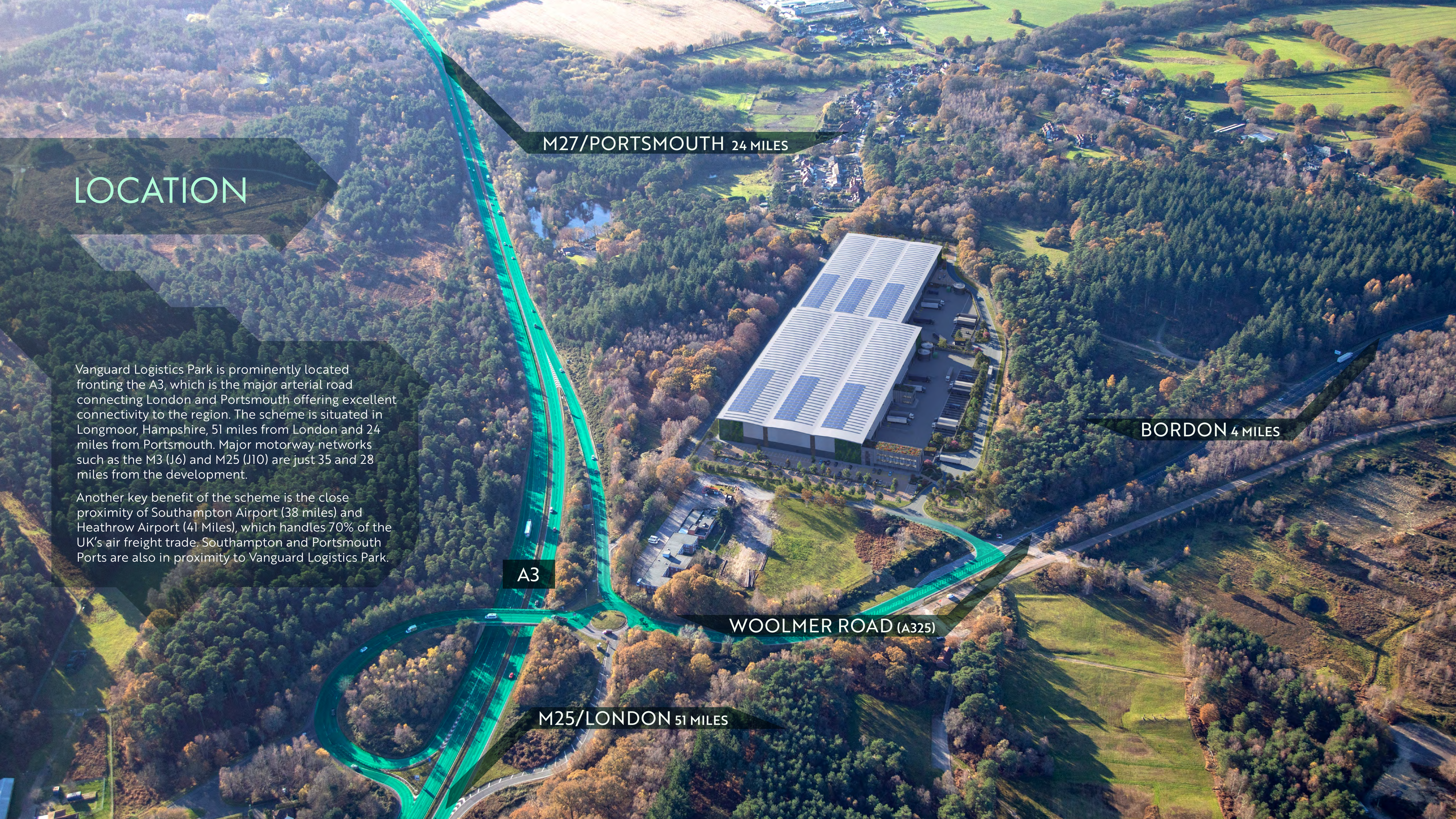
M27/PORTSMOUTH 24 MILES

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**

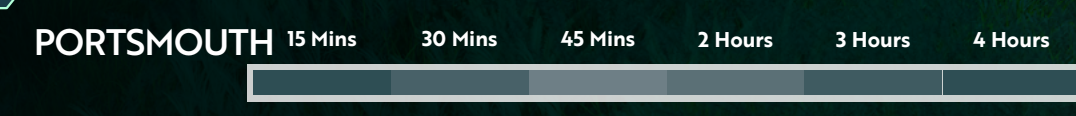
	DISTANCE	JOURNEY
PORTSMOUTH	24 MILES	26 MINS
SOUTHAMPTON	39 MILES	55 MINS

**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







# REGIONAL



# SUSTAINABILITY

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



39 (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.

# DEMOGRAPHICS

**304,048**

working age population within a **30-min drive**.

**1,015,882**

working age population within a **45-min drive**.

**595,579**

total population within a **30-min drive**.

**1,965,039**

total population within a **45-min drive**.

**17,158**

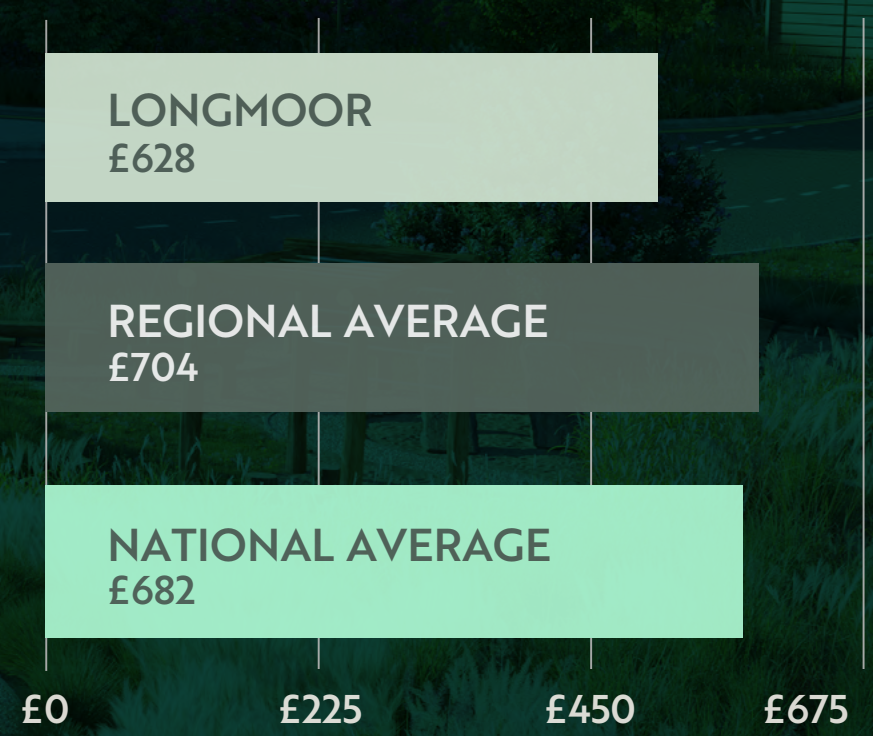
people are unemployed within a **45-min drive**.

# SKILLED

**Vanguard Logistics Park** benefits from a large working age population of **304,048** within a **30-min drive** and **1,015,882** within a **45-min drive**. **Weekly wages** for this group are **lower than national and regional averages**. **17,158** people are unemployed within a **45-min drive** which illustrates an **immediately available labour supply**.

\*SOURCE CACI / ONS

## WEEKLY EMPLOYEE WAGE



# PROVEN

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



# PARTNERS

A DEVELOPMENT BY



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 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.





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