

TO LET

7,888 sq. ft.

Unit 8 Bartley Point, Osborn Way, Hook, RG27 9GX



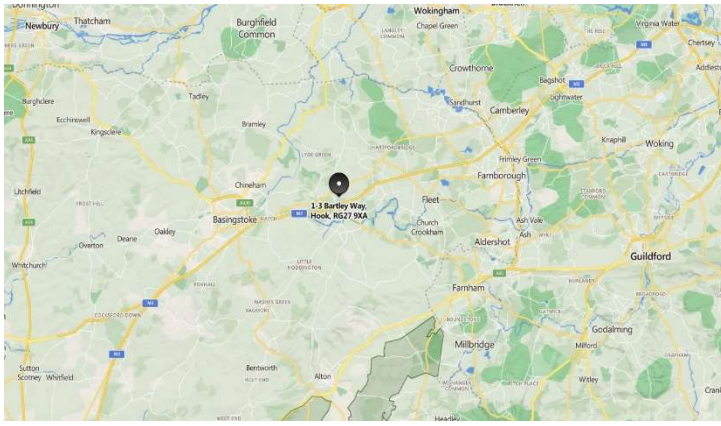
**BNP PARIBAS
REAL ESTATE**



SUMMARY

- ✓ Modern industrial / warehouse
- ✓ 9.1m eaves height
- ✓ 1 level access loading door
- ✓ Loading Yard / apron
- ✓ Good car parking provision
- ✓ Excellent road and rail connections
- ✓ 3 phase power
- ✓ Fitted offices. WC, kitchen

LOCATION



Bartley Point is located on Osborn Way and benefits from excellent access to Junction 5 of the M3 which is approximately half a mile to the south. Basingstoke town centre is 7.4 miles to the west and the M25 London Orbital is 26 miles east.

Rail services from Hook station (10 minute walk from the premises) provide frequent services to London Waterloo and Basingstoke.

Hook town centre is located approximately 0.3 miles from the scheme.

DESCRIPTION

Unit 8 Bartley Point forms part of a terrace of modern warehouse/industrial units on a larger self-contained estate. Unit 8 comprises a mid terrace single storey warehouse with integral 2 storey fully fitted offices incorporating w/c and kitchen.

SPECIFICATION

- 9.1m eaves height
- 1 level access loading door
- Yard / loading apron
- Good forecourt car parking provision
- 3 phase power supply
- Open plan warehouse space
- 2 storey fitted offices

ACCOMMODATION (G.I.A)

All areas are approximate.

| Description | Sq. M. | Sq. Ft. |
|--------------|---------------|--------------|
| WAREHOUSE | 659.43 | 7,098 |
| OFFICES | 73.37 | 790 |
| TOTAL | 732.80 | 7,888 |

TERMS

The premises are available by way of an assignment or sub-letting of an existing lease expiring 24th June 2025.

A new lease may be available via separate negotiation directly with the landlord.

RENT

The current rent passing is £75,060 pax.

RATES

Interested parties should make their own enquiries with Hart District Council.

VAT

VAT will be payable where applicable.

EPC

C (52)

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.



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CONTACTS

For more information and to arrange a viewing please contact:

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