

## UNIT 5 BARTLEY POINT, OSBORN WAY, HOOK, RG27 9GX



## TO LET 5,371 SQ FT (498.99 SQM) WAREHOUSE/INDUSTRIAL UNIT

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## LOCATION

Bartley Point is located on Osborn Way and benefits from excellent access to Junction 5 of the M3 which is approximately ½ mile south of the scheme. Basingstoke town centre is approximately 7.5 miles to the west with the M25 London Orbital 26 miles to the east.

Hook railway Station (with services to London Waterloo and Basingstoke) is within ¼ mile of the unit.

Hook town centre and Tesco superstore are both within 1/3 mile of Bartley Point.



## DESCRIPTION

Unit 5 is a mid-terrace modern warehouse unit with integral 2 storey fully fitted offices incorporating WCs and kitchen facilities.

The Unit is to be fully refurbished and when completed will benefit from PV/solar panels fitted to the roof.

The warehouse is serviced by a single surface level electrical loading door providing access onto a generous loading apron. The unit benefits from 8 car parking spaces, 8.95m eaves 15% sky lighting, 40kN/m2, 3 phase power and 24/7 access.

## TERMS

The unit is available on a new lease to be agreed via the landlord.

## ACCOMMODATION

	SQ M	SQ FT
Warehouse & Reception	436.84	4,702
First floor office	62.15	669
<b>TOTAL</b>	<b>498.99</b>	<b>5,371</b>

## AMENITIES

- 8 Car Spaces
- 3 phase electricity
- 8.95m eaves
- Roller shutter door
- PV's to be installed following refurbishment

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C55.

## BUSINESS RATES

The current Rateable Value is £50,000. Interested parties are advised to confirm rates payable directly with Hart District Council.

## LEGAL COSTS

Each party is to bear their own legal costs in this matter.

## VIEWING

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