

**UNIT 8 BARTLEY POINT,
OSBORN WAY, HOOK,
RG27 9GX**



**TO LET 7,891 SQ FT (733.10 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

Bartley Point comprises 10 high quality warehouse/industrial units on a modern self-contained scheme. Unit 8 is a mid-terrace warehouse unit with integral 2 storey fully fitted offices incorporating WCs and kitchen facilities.

The warehouse is serviced by a single surface level electrical loading door providing access onto a generous loading apron. The unit benefits from 10 car parking spaces, 9m eaves 15% sky lighting, 40kN/m2, 3 phase power and 24/7 access.

The Unit benefits from new photovoltaics that have been fitted during the refurbishment.

TERMS

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

ACCOMMODATION

	SQ M	SQ FT
Warehouse & Reception	659.34	7,097
First floor office	73.76	794
TOTAL	733.10	7,891

AMENITIES

- 10 Car Spaces
- 3 phase electricity
- 9m eaves
- Roller shutter door
- Ground and first floor offices

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C57.

BUSINESS RATES

Potential occupiers are recommended to make their own enquiries to Hart District Council.

LEGAL COSTS

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

VIEWING

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