

Offices: To Let

Two Headquarters Office Buildings

**Buildings 260 & 270, Bartley Wood Business Park,
Hook, RG27 9UP**



- 15,595 Sq Ft to 122,543 Sq Ft (1,449 – 11,385 Sq M)
- 658 Car Parking Spaces (1:186 sq ft)
- Excellent access to J5 M3

Thames Valley Region

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West London Region

17-25 High Street
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Description

A unique opportunity to join world class companies within an established business environment. These two high quality office buildings can be occupied separately or combined via a glazed walkways at second floor level so as to form a campus setting. The buildings are arranged in a U-shape configuration over ground and two upper floors totaling 122,543 sq ft.

Internally, the buildings provide open plan, flexible accommodation capable of being divided both horizontally and vertically. Each building benefits from striking double height reception area and the following specification:

- Fully accessible raised floors
- Suspended ceilings
- Air-conditioned
- Passenger lifts
- Restaurant/Café (270)
- Male, female and disabled WCs
- Shower facilities

Building 260			
Floor	Use	Area	
		sq m	sq ft
Ground	Reception	104.48	1,125
Ground	Office	1,448.82	15,595
First	Office	1,461.79	15,735
Second	Office	1,556.54	16,754
		4,571.63	49,209
Building 270			
Floor	Use	Area	
		sq m	sq ft
Ground	Reception	119.52	1,287
Ground	Office	2,192.55	23,600
First	Office	2,187.96	23,551
Second	Office	2,312.97	24,897
		6,813.00	73,334
Total		11,384.63	122,543

Building 270 has recently been updated which included new carpets, decoration and improved lighting to LG7 standard to create an appealing, modern working environment.

The property has 658 car parking spaces, at basement and surface level. This provides an excellent ratio of 1:186 sq ft and is only a short walk to the rail station.



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Location

Bartley Wood Business Park is situated due south of Hook town centre, in the heart of the Blackwater Valley. The Park is less than 1 mile from the M3 (J5) and within 700 metres of Hook Railway Station. The town centre is within walking distance from the Park providing access to retail amenities.

Bartley Wood Business Park has continued to attract a variety of multi-national occupiers including Hewlett-Packard, Lenovo, Serco, BMW Financial Services, Virgin Media and First Drinks.

Buildings 260 & 270 occupy a very prominent position on the Park.



Communications

The M3 provides access to other surround towns including Basingstoke, Southampton and upto Reading via A33. Rail connections are excellent with Hook railway station on the main London to Southampton route. Four trains per hour at peak times provides a direct service to London Waterloo with a fastest journey time of 51 minutes.

Hook is also conveniently located to take advantage of the proximity of several UK airports with Heathrow International Airport, the world's third busiest airport, just 28 miles to the north east and Farnborough International Airport only 11 miles away.



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Rare Asset Real Estate Ltd, 17-25 High Street, South R1 1TX
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Business Rates

For business rating information please contact the business department at Hart District Council on 01252 774 444.

Terms

The property would be formally available from January 2020. Terms on application.

EPC

Certificate available on request.

Viewing and Further Information

For further information or to arrange a viewing please contact us.

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Building 260



Building 270

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