

260

270

280

BARTLEY

WOOD

BUSINESS PARK

49,000 - 186,000 SQ FT OF GRADE A OFFICES TO LET

BARTLEY

WOOD

BUSINESS PARK



EXCELLENT ACCESS
TO M3 (J5)



SOUTHERN RAIL LINK
TO HEATHROW



1000+ CAR SPACES



SHORT WALK
TO HOOK STATION



RESTAURANT/CAFE
(270)



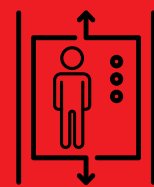
AIR CONDITIONING



MALE, FEMALE &
DISABLED WCS



SHOWER FACILITIES



PASSENGER LIFTS



260 270 280

Bartley wood is an established business park in the desirable location of Hook. Comprised of 3 modern HQ buildings totalling 186,170 sq ft, 260-280 can be occupied individually or combined.

The park is a short walk from the town centre and Hook station with its mainline connections to Basingstoke, Woking, Clapham Junction and London Waterloo.

Hook sits at the heart of the Blackwater Valley, enjoying a peaceful village atmosphere, favouring friendly village pubs and restaurants, coupled with a Tesco and a selection of local retail outlets. And yet, Basingstoke is right on the doorstep, plus other vibrant destinations such as Reading and Guildford are also nearby.





260
FLOOR PLANS

FLOOR	SQ FT	SQ M
Ground reception	1,125	104.48
Ground floor	15,595	1,448.82
First floor	15,735	1,461.79
Second floor	16,754	1,556.54
TOTAL	49,209	4,571.63

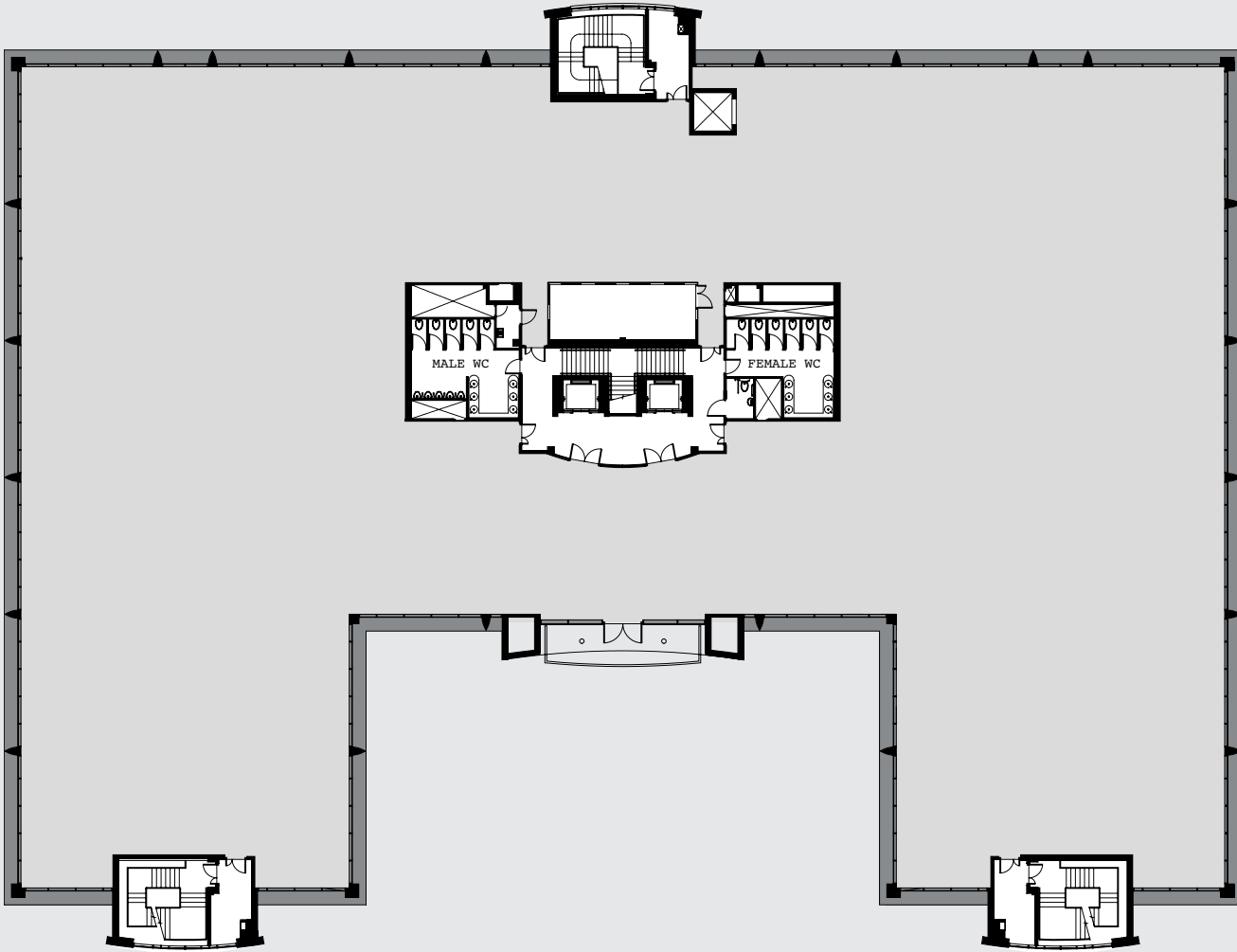
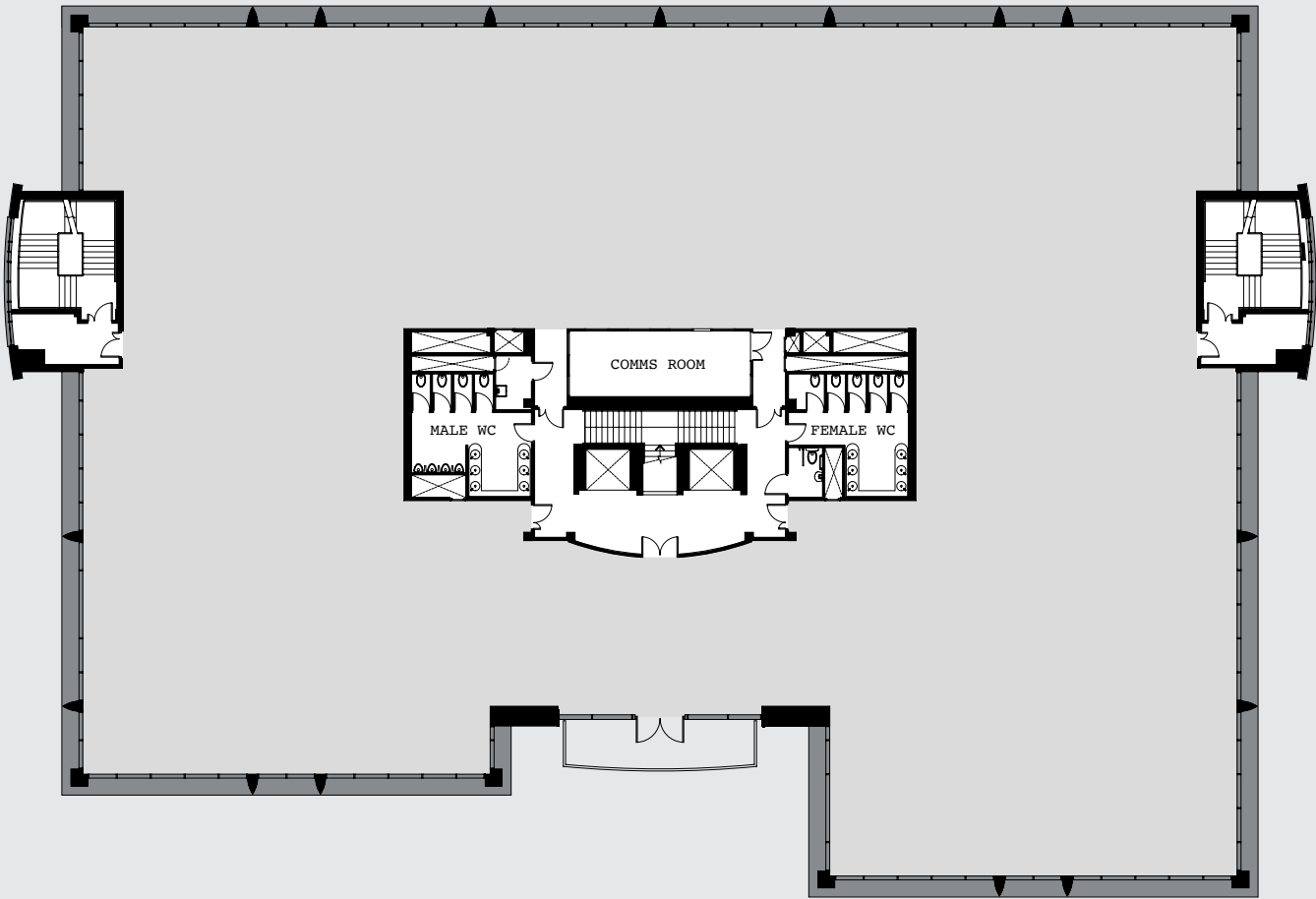
394 car parking spaces, at basement and surface level, at an excellent ratio of 1:186 sq ft.



270
FLOOR PLANS

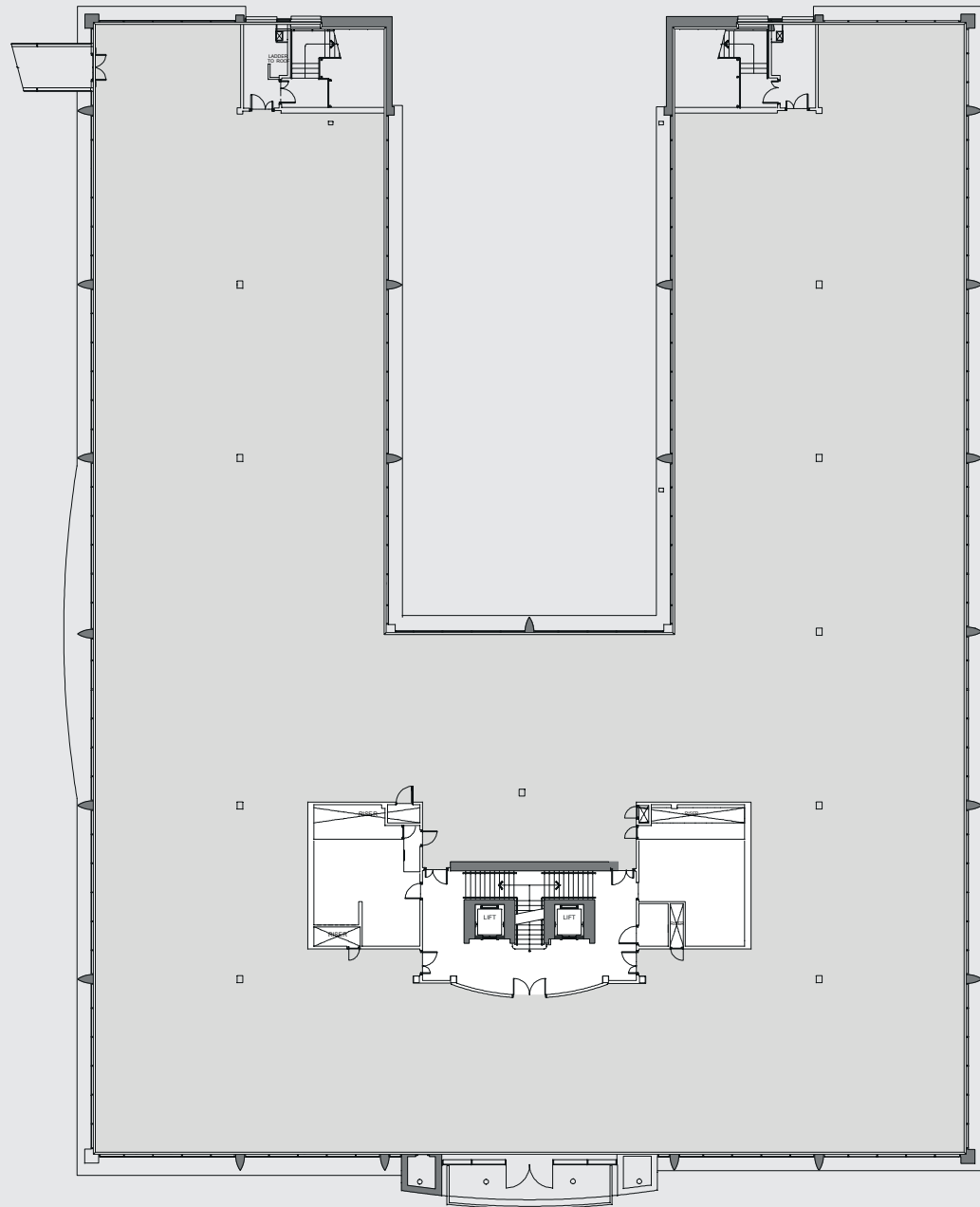
FLOOR	SQ FT	SQ M
Ground reception	1,286	119.52
Ground floor	23,600	2,192.55
First floor	23,551	2,187.96
Second floor	24,897	2,312.97
TOTAL	73,334	6,813.00

264 car parking spaces, at basement and surface level, at an excellent ratio of 1:186 sq ft.



TYPICAL UPPER FLOOR

Not to scale. For indicative purposes only.



TYPICAL UPPER FLOOR



186,180 SQ FT

TOTAL FLOOR AREA



280
FLOOR PLANS

FLOOR	SQ FT	SQ M
Ground floor	20,978	1,948.9
First floor	19,692	1,829.5
Second floor	20,754	1,928.1
Third (storage)	2,211	205.4
TOTAL	63,635	5,911.9

343 car parking spaces, at basement and surface level, at an excellent ratio of 1:186 sq ft



LOCATION



Bartley Wood Business Park is positioned immediately to the south of Hook town centre. The Park is less than 1 mile from the M3 (J5) and within 700 metres of Hook Railway Station.

SAT NAV RG27 9UP

Regularly featured as one of the best places to live in the UK, it's hardly a surprise that Hook is also a superb place to work. Combine village life with great amenities - including hundreds of acres of natural countryside on your doorstep, perfect for woodland walks or runs.

The town centre is within walking distance of the business park, providing access to all the retail amenities. Take a short train ride to Reading, Basingstoke or Farnborough and visit a multitude of shopping and leisure opportunities.



LOCATION	TIME (mins)
Basingstoke	10
Farnborough	14
Woking	34
Weybridge	42
Reading	44
London Waterloo	56
Clapham Junction	65
Southampton	65



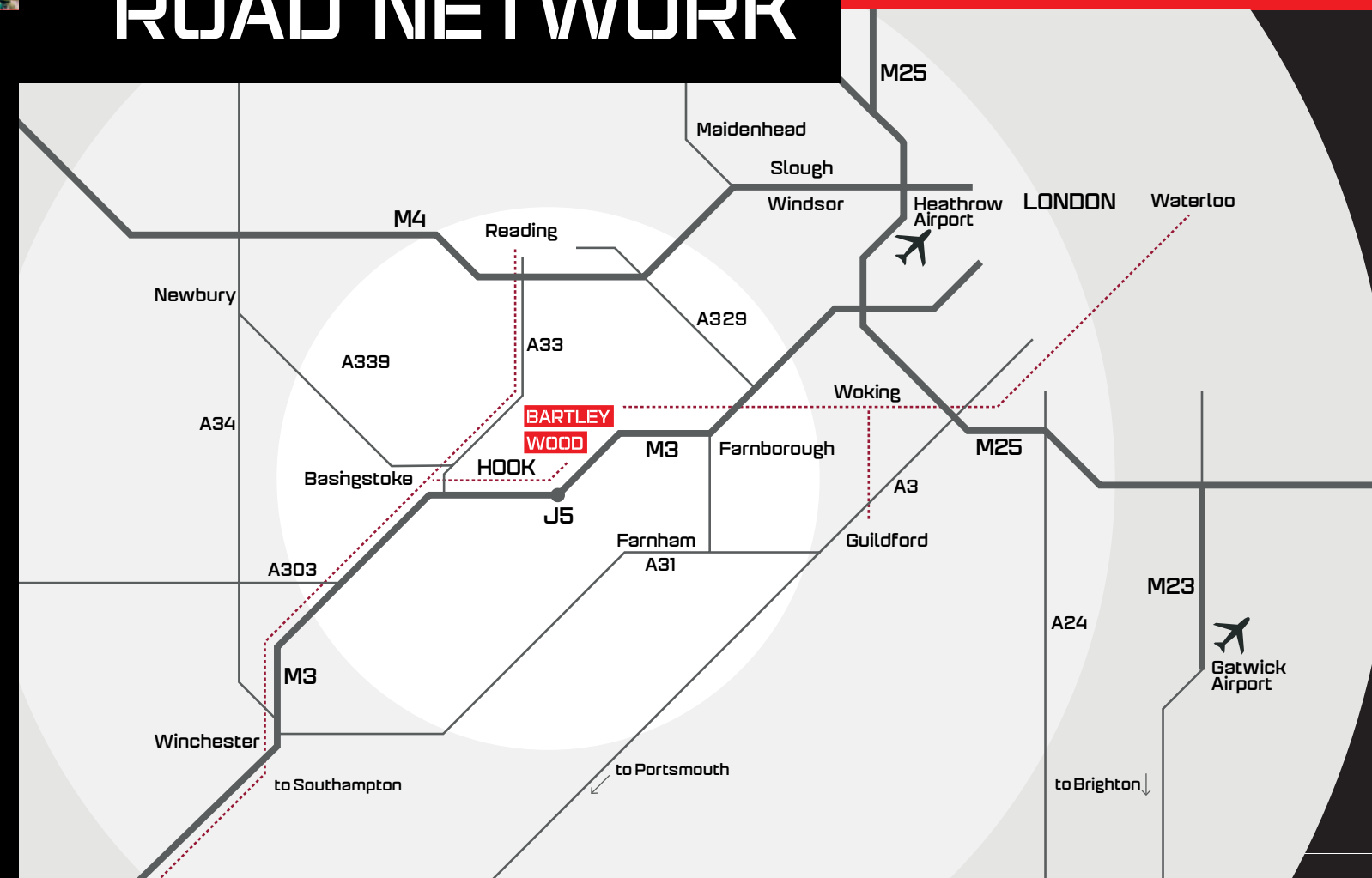
LOCATION	DISTANCE
M3 J5	0.9
Basingstoke	9
Reading	14
M25 J12	24
Heathrow T5	34
Southampton	37
London	47



LOCATION	TIME (mins)
Hook station	14
Tesco superstore	14
The Raven pub	14
Hook town centre	15
White Hart Hotel	15
Old White Hart pub	16

Information sourced from Google and National Rail

ROAD NETWORK



30

70

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