

wellconnected@260bartleywood

260 Bartley Wood Business Park, Bartley Way, **Hook**, Hampshire RG27 9UP



Unique opportunity for top quality, fully fitted,
'Ready to Go' office space.

7,721 sq ft – 48,196 sq ft (717.3 sq m – 4,477.4 sq m)

TO LET ON FLEXIBLE LEASE TERMS

On instructions from





amenities@260

- Raised floor access system
- Fitted and 'ready to go' offices
- Category 5 cabling
- Air conditioning
- 2 x 13 person (1,000 Kg) passenger lifts
- Category 2 lighting
- Male & female WC's on each floor
- Disabled WC & shower room
- Double height reception area
- 266 designated on site car spaces

wellconnected@260 to the internet and local infrastructure

260 Bartley Wood Business Park is purpose built, constructed in 1998 and arranged over three highly specified floors that are accessed via an impressive double height reception area. There is a mix of underground and open car parking which allows for a total of 266 spaces giving an excellent ratio of 1:180 sq ft.

The building can be offered fully fitted and on a 'Ready to Go' basis and can be divided, if necessary, into floors and half floors for smaller occupiers.

Hook centre is within ten minutes' walk and offers a Tesco store, local amenities and a mainline rail station with a fast and regular service to London, Waterloo.





floorareas@260

	(sq ft)	(sq m)
Ground floor reception	910	84.5
Ground floor offices	15,443	1,434.7
First floor offices	15,490	1,439.0
Second floor offices	16,353	1,519.2
Total	48,196	4,477.4

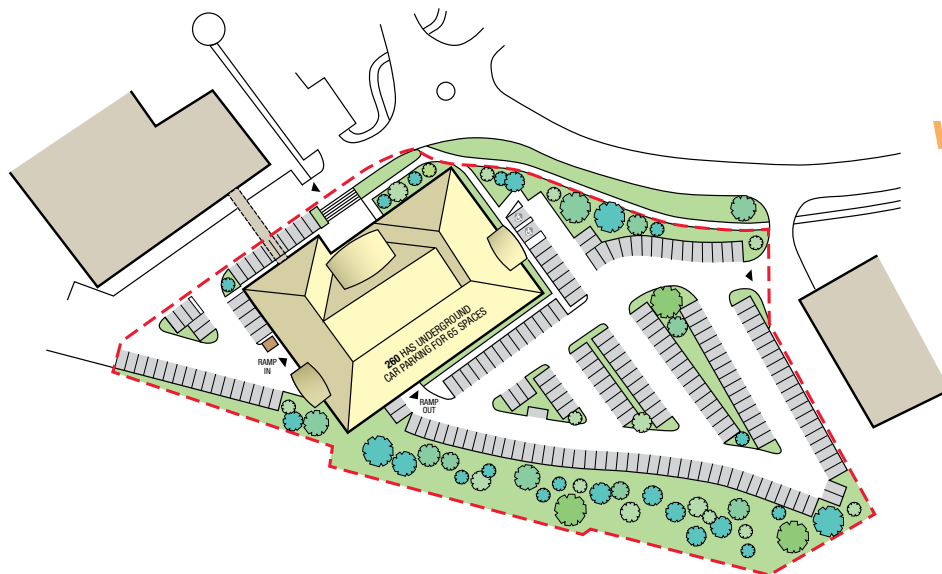
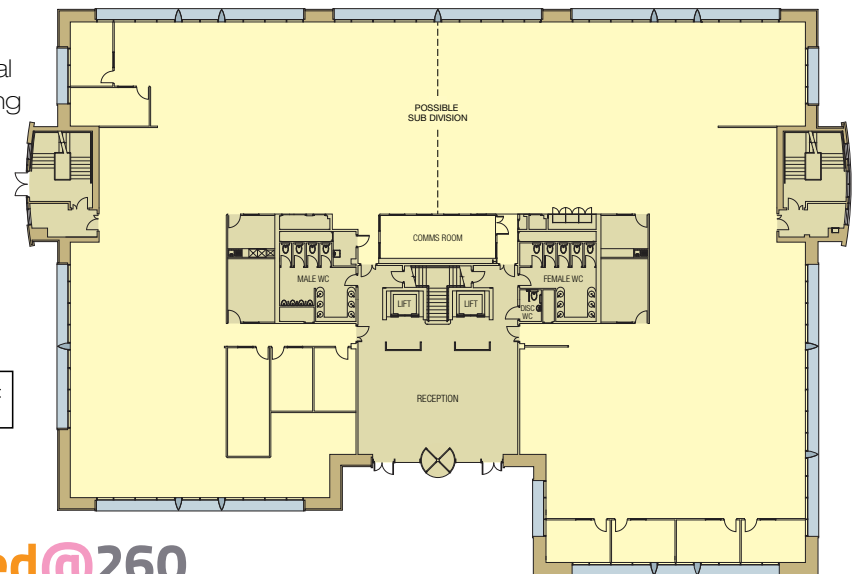
The building can be let as a whole or as individual floors, which can be sub divided into half, creating floor space from 7,721 sq ft.

Areas quoted are Net Internal. The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

EPC Rating

E 101-125

116 This is how energy efficient the building is.



wellconnected@260 tothelocalbusinesscommunity

260 Bartley Wood Business Park comprises part of a mature and established business park where neighbouring occupiers include; BMW, Serco, HP, Uninterruptible Power Supplies and Alphabet.





DRIVE TIMES Within 15 mins Within 30 mins Within 45 mins

distances@260

road

Junction 5 M3	0.5 miles
London (centre)	43 miles
Basingstoke J6	5.4 miles
Reading J11	10.5 miles
Guildford	25 miles
Southampton	32 miles

rail

Hook Station (walking)	10 mins
London Waterloo	55 mins

air

Heathrow airport	32 miles
Gatwick	56 miles

wellconnected@260 to the M3 and national motorway network

260 Bartley Wood Business Park is situated within 1 mile of the M3 (J5), approximately 7 miles north east of Basingstoke centre and 13 miles south of Reading centre. The M3 provides easy access to the M25 and London, whilst to the south the A303 is the main west country route with the M27 giving access to the south coast cities.

Heathrow, Gatwick and Southampton airports are all motorway destinations and via rail London Waterloo is within 55 minutes.

TERMS

A new lease is available on flexible terms. Alternatively, the existing leasehold interest, expiring in November 2019, maybe assigned on terms to be agreed.

VIEWING

Strictly by appointment through the sole agent.



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Misrepresentation Act 1967: The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.

Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.