

1,915 TO 16,300 SQFT
TO LET

HOOK | HAMPSHIRE | RG27 9XA

FOR
RM1

1 BARTLEY
WOOD
BUSINESS
PARK

FORM1

OFFERS SUPERB
BEST IN CLASS
OFFICE SPACE

Form 1 offers an opportunity to join William Grant & Sons, EDMI, Taylor Wimpey, Alimera Sciences, Neutrik, and Whiteoaks International, in one of the M3's most striking office buildings.

The available space is fully refurbished and can be split into suites from 1,915 sq ft upwards. Fully fitted and furnished options can also be offered and can be delivered within 4 weeks of a legal commitment.

The HQ office building also has a refurbished street atrium, whilst occupiers can also enjoy the benefits of a business lounge in Form 2 and the Form Cafe and gym.

Highlights include:

- Fully refurbished
- Fitted and furnished options available
- Refurbished full height reception / atrium area
- New café
- New gympod
- Business Lounge
- Air conditioning
- Parking Ratio 1:219 sq ft
- EV charging points

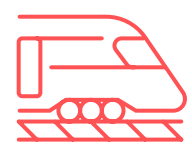


SET WITHIN AN
ESTABLISHED BUSINESS PARK
WITH FANTASTIC AMENITIES

LOCATION

Bartley Wood Business Park is just minutes from junction 5 of the M3 motorway – one of the least congested junctions on the M3. The motorway gives access to London, Heathrow and the M25 to the east, with Southampton, Basingstoke and Portsmouth to the south west.

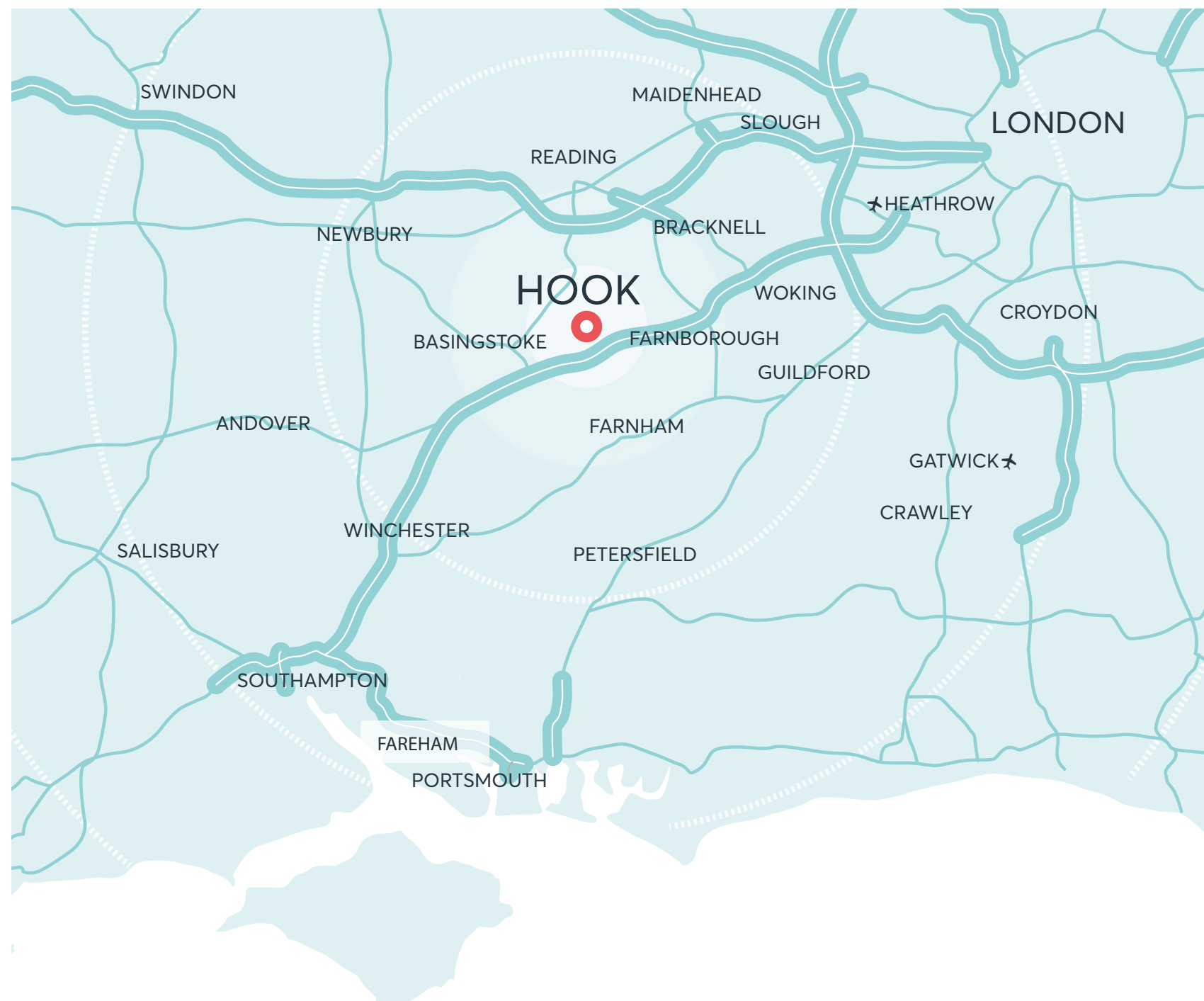
Hook benefits from excellent connectivity by rail. The railway station is just a short walk from Bartley Wood Business Park and provides a direct service to London Waterloo. Trains leave as frequently as every 15 minutes at peak times, and the average journey time is under an hour.



Basingstoke	7 mins
Farnborough	14 mins
Woking	28 mins
London Waterloo	55 mins



M3	4 mins
Basingstoke	12 mins
Farnborough	20 mins
Reading	27 mins
Winchester	30 mins
Guildford	35 mins



LOCATED ONLY A SHORT WALK FROM THE TOWN'S TRAIN STATION AND MAIN SHOPPING AREA

ON-SITE AMENITIES INCLUDE:

Occupiers in Form 1 can benefit from the use of the business lounge and a self-service café in Form 2. There is also a gym pod with cycle storage along with a brand new external café.



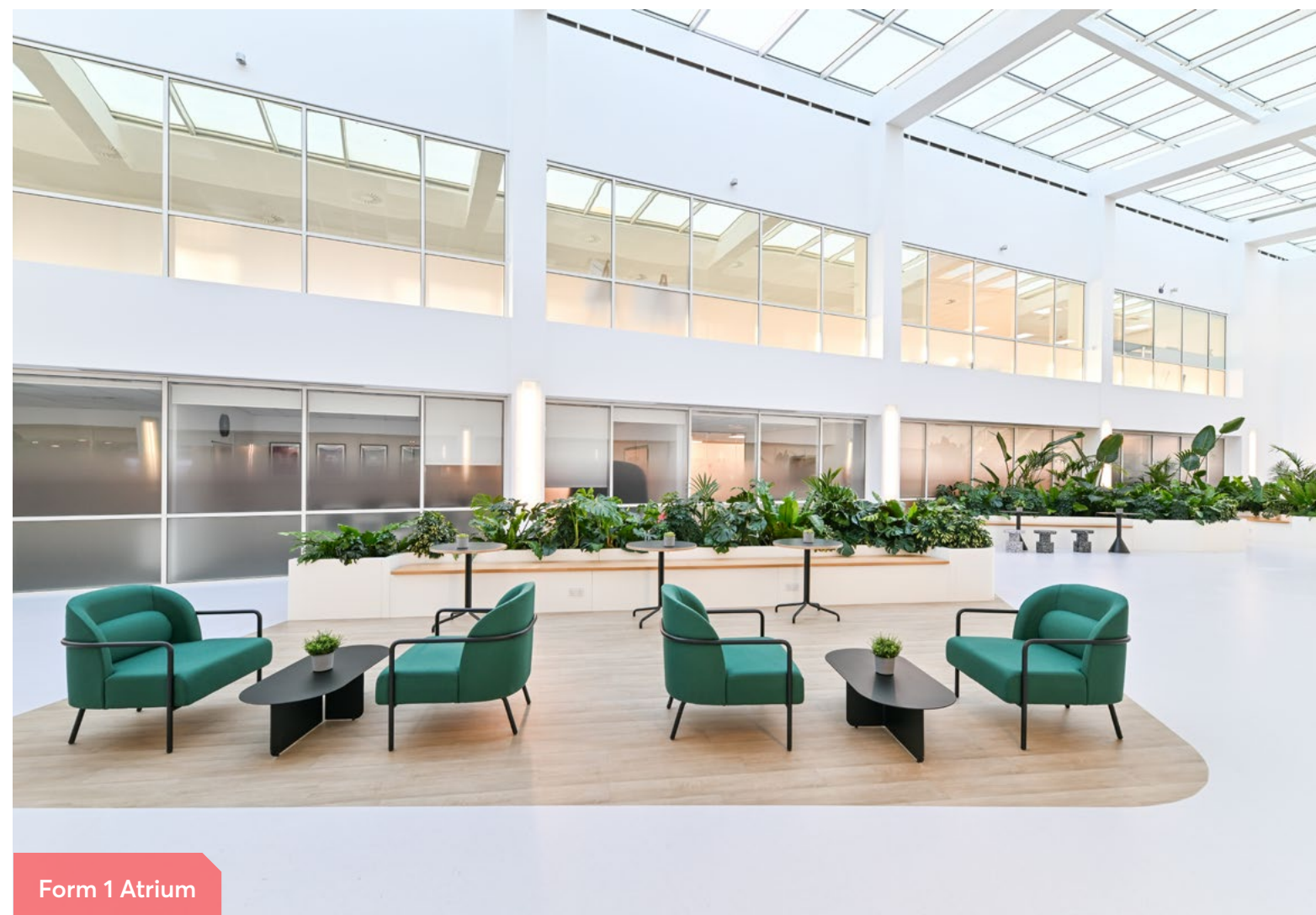
Form 2 Business Lounge



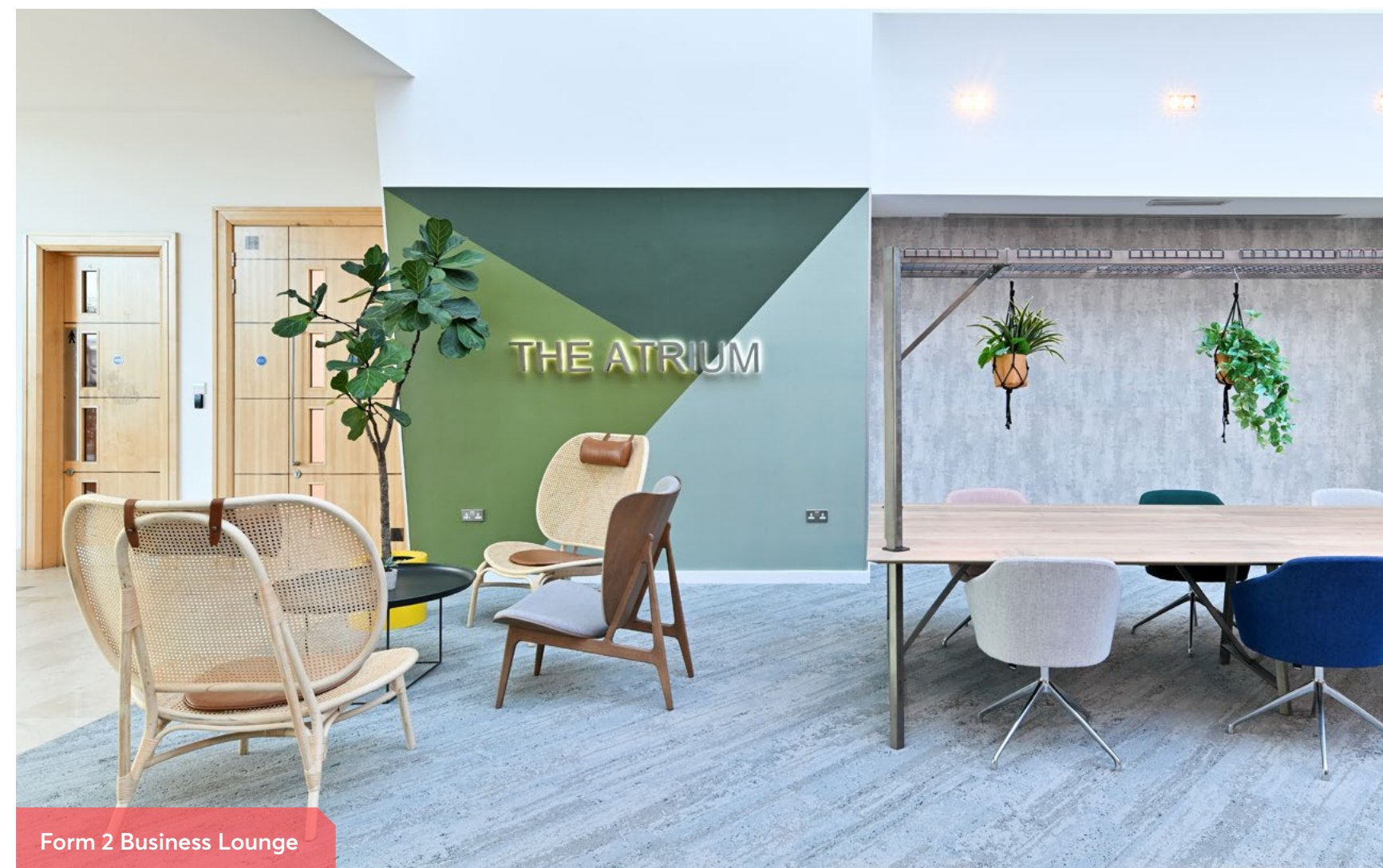
Form 2 Business Lounge



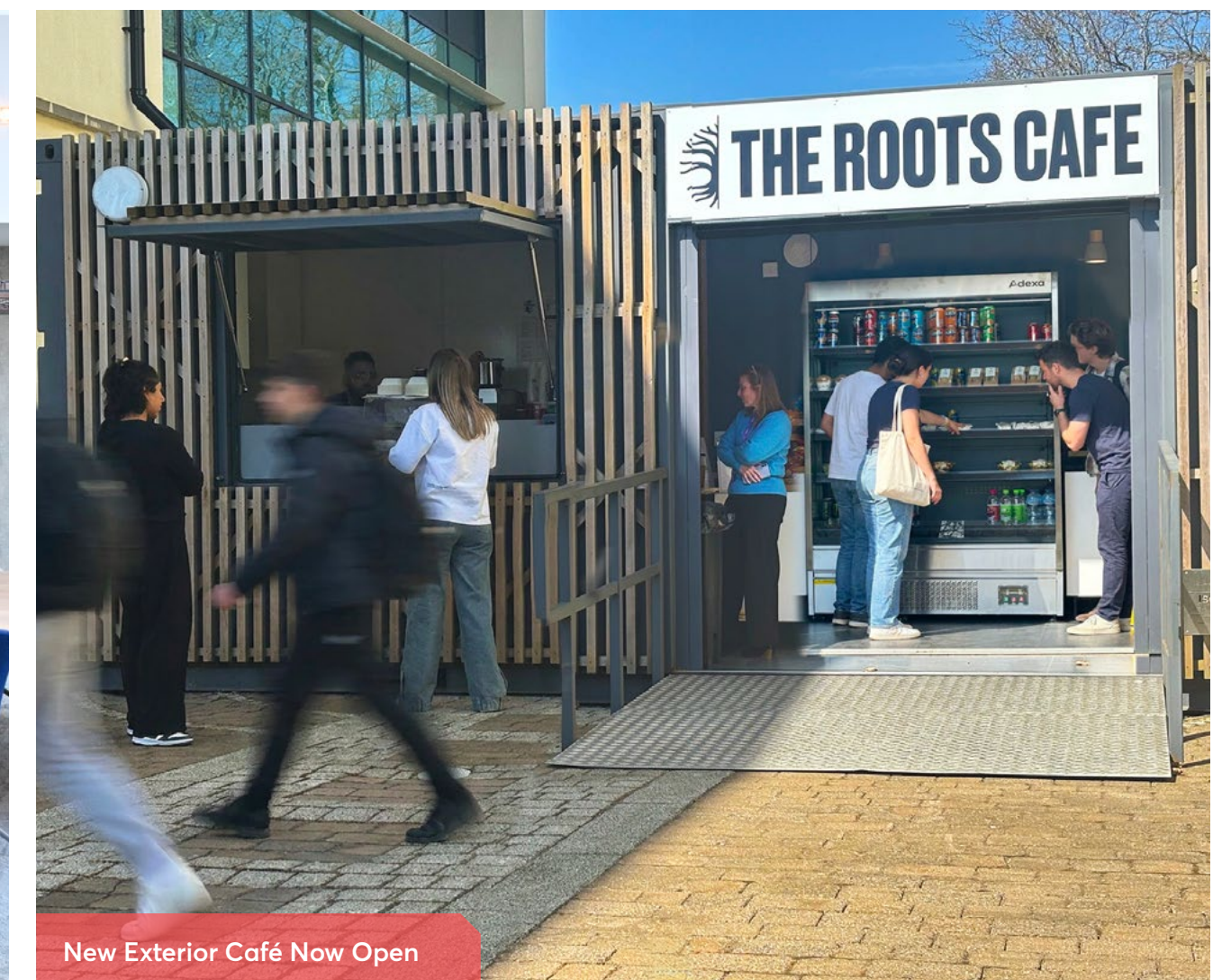
Gym Pod



Form 1 Atrium



Form 2 Business Lounge

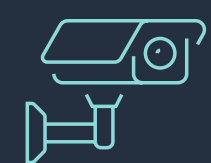


New Exterior Café Now Open

SPECIFICATION

The building benefits from the following specification:

- Full height reception and street atrium
- Four pipe fan coil air conditioning
- Fully accessible raised floors
- Metal tiled suspended ceilings
- LED compliant lighting
- Two 13 person passenger lifts
- Excellent natural light
- Secure site with CCTV
- Parking ratio 1:219 sqft
- EV charging points
- Male, female and disabled WCs on all floors
- 2x showers
- EPC C (67)



Example of furnished space



Example of furnished space

FLOORPLANS

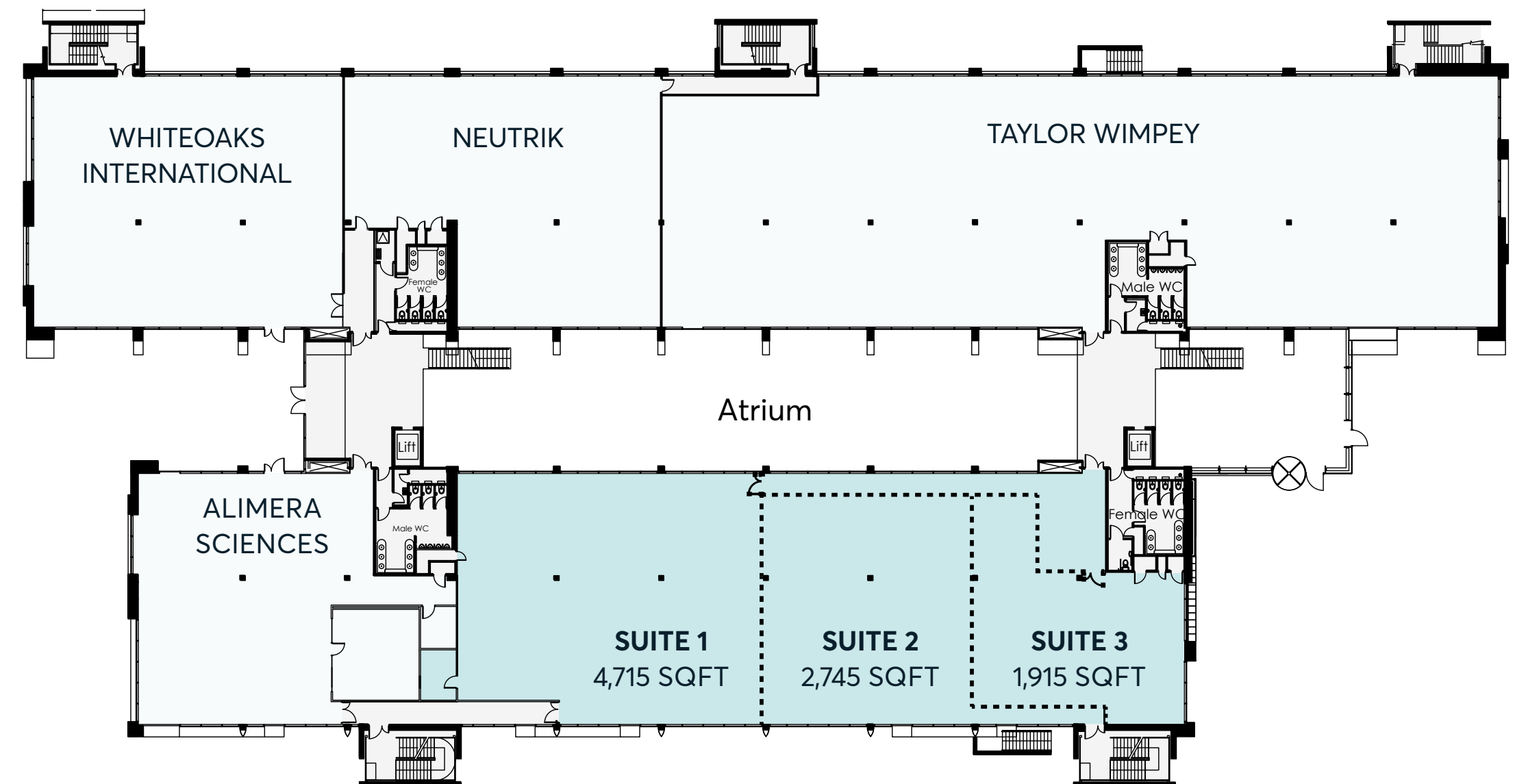
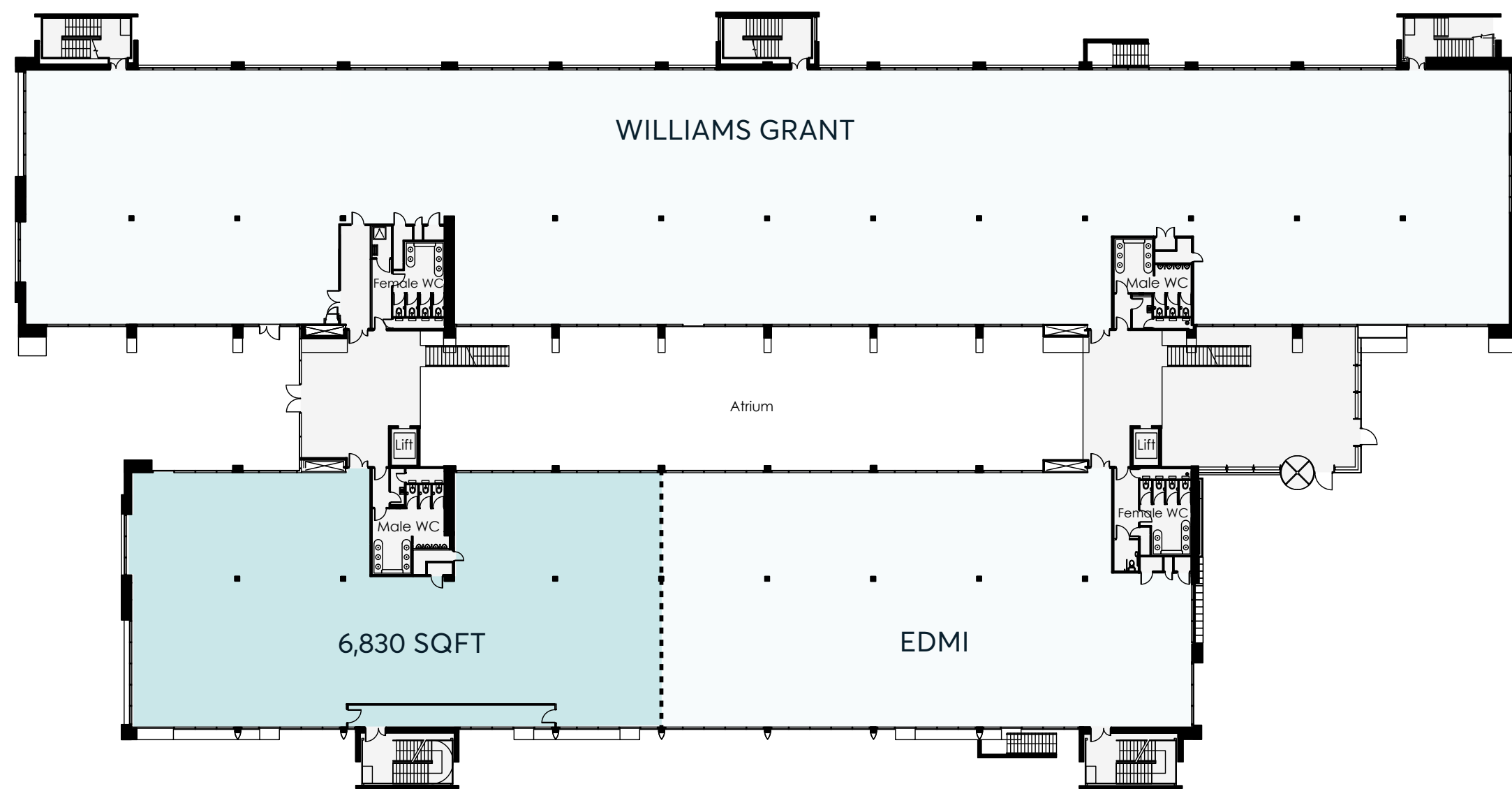
Space options from 1,915 sq ft up to 16,300 sq ft offered either refurbished, or fully fitted and ready to go.

Schedule of Areas

1st floor (south)	9,470 sq ft
Grd floor (south)	6,830 sq ft
Total	16,300 sq ft

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..... POTENTIAL SPLIT OPTIONS

FORM1

RENT

Cat A (refurbished) = £22.50 per sq ft
Cat B (fully fitted) = £27.50 per sq ft

BUSINESS RATES

£10.62 per sqft (2026)

SERVICE CHARGE

£10.81 per sq ft (2026)

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