



To Let

Industrial / Warehouse Unit To Let

- 10m eaves height
- 0.7 miles to M3 motorway
- Ground and first floor office
- Electric loading door
- 8 Allocated parking spaces

8 Bartley Point

Osborn Way, Hook, RG27 9GX

7,891 sq ft

733.10 sq m

Reference: #117812

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Osborn Way, Hook, RG27 9GX



Summary

Available Size	7,891 sq ft / 733.10 sq m
EPC	C (52)

Location

Bartley Point is located on Osborn Way and benefits from excellent access to Junction 5 of the M3 which is approximately half a mile to the south. Basingstoke town centre is 7 miles to the west and the M25 London Orbital is 26 miles eastwards.

Hook railway station (with fast and frequent services to London Waterloo and Basingstoke) is within 10 minutes walking distance to the scheme.

Hook town centre is within 0.3 miles of Bartley Point.

Specification

- 1 electric level loading door
- 2 story office accommodation – perimeter trunking, recessed ceiling, air conditioning kitchenette
- 10m eaves height
- 3 phase power and gas
- LED warehouse lighting

Accommodation

The accommodation comprises the below areas. Please note that Unit 7 is also available providing 8,116 sqft which if combined total 15,806 sqft.

Description	sq ft	sq m
Warehouse & Office	7,097	659.33
First Floor Office	794	73.77
Total	7,891	733.10

Terms

The property is available to let at on a new FRI lease for a term to be agreed.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Interested parties are advised to make their own enquiries to the Local Rating Authority to verify this information

Drive Times

- M3 Junction 5 - 0.7 Miles
- Basingstoke Town Centre - 7 Miles
- Heathrow Airport - 30 Miles
- Southampton - 35 Miles
- Southampton Port - 40 Miles
- Central London - 45 Miles
- Bristol - 88 Miles

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