Development, Hi Tech / Lab, Industrial / Warehouse

TO LET / FOR SALE

HOLLIS HOCKLEY



Land at Hartley House, 1-3 Bartley Wood Business Park, Bartley Way, Hook, RG27 9XA

New Build D&B Warehouse/Logistics/HiTech Opportunity.

Development site totalling 1.75 acres suitable for redevelopment for a range of uses.

Summary

Tenure	To Let / For Sale
Available Size	21,851 to 39,784 sq ft / 2,030.02 to 3,696.05 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

Key Points

- Design & Build
- Flexible Unit Sizes can be accommodated
- Experienced Logistics Developer with Strong Track Record of Delivery
- Freehold Turnkey or Leasehold Pre-Let
- Low Site Cover Options Possible
- Subject to Planning

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DESCRIPTION

The site at Hartley House presents a rare opportunity for occupiers to secure a purpose-built employment facility, designed and delivered to meet their exact operational requirements.

The site currently comprises a cleared development parcel totalling 1.75 acres. The site has excellent potential as a redevelopment opportunity, with the ability to create a best-in-class industrial and logistics facility tailored to the specific needs of an incoming occupier, subject to planning.

The site is being brought forward by developer Wrenbridge, one of the South East's most active and respected industrial developers, with a proven track record of delivering high-quality employment schemes across the region.

Working closely with occupiers from the outset, Wrenbridge can design, procure and deliver a bespoke facility aligned to individual operational, technical and sustainability requirements. Available on either a leasehold or freehold basis, the land at Hartley House offers occupiers the chance to create a future-proofed facility with the support of an experienced development partner from concept through to completion.

LOCATION

Hook is situated in the heart of Hampshire, strategically located just off Junction 5 of the M3 which links Central London to the north and Southampton to the south. Bartley Wood Business Park is an established business location comprising a mixture of office and industrial schemes.

Hartley House is situated in a prominent position within the park, accessed from Bartley Way. Neighbouring occupiers include Serco, William Grant & Son, Cinch, N2O Logistics, Venta Lighting and ABL 1Touch.

ACCOMMODATION

The accommodation could be built to comprise the following maximum areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	34,488	3,204.04	Available
1st - First Floor Office	5,296	492.01	Available
Total	**39,784**	**3,696.05**	

SPECIFICATION

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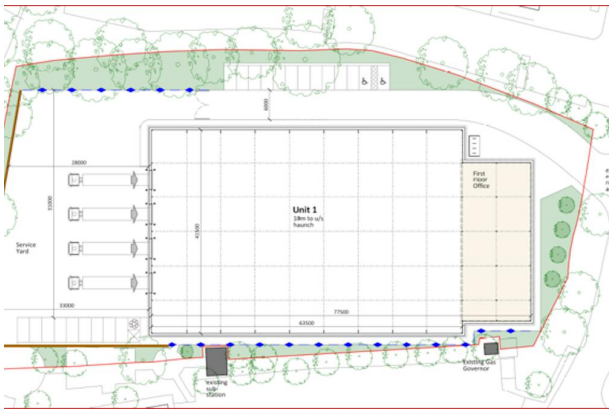
VIEWINGS

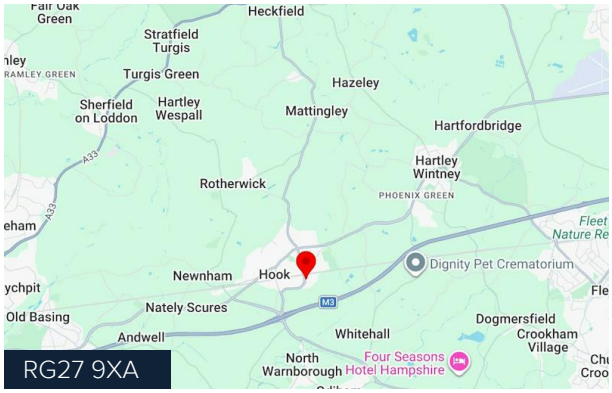
Viewings to be arranged direct with the sole agents.

TERMS

Available on either a Freehold of Leasehold basis.







Viewing & Further Information

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