



Unit 7 Fosters Business Park

Old School Road, Hook, RG27 9NY

Well located Modern Business Unit / Warehouse Unit with High Spec Offices

1,479 to 1,792 sq ft
(137.40 to 166.48 sq m)

- Part ground Floor and 1st Floor offices
- High specification throughout
- WC & T-Point
- Well located to Junction 5 of the M3 motorway
- Less than 1.5 miles to Hook town centre
- Well managed estate with CCTV entrance gates and number plate recognition

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Summary

Available Size	1,479 to 1,792 sq ft
Rent	£23,250 per annum
Rateable Value	£17,000
Service Charge	£720 per annum
EPC Rating	Upon enquiry

Description

Unit 7 Fosters Business Park comprises a 'clear' workshop/warehouse which is well specified with ground and first floor office accommodation and low height storage within the eaves at first floor level. Amenities include: single WC, newly installed tea point, 3 phase electricity. There is a manually operated 'up and over' roller shutter door 2.9 m (w) x 2.9 m (h). Maximum eaves height is 4.5 m.

Location

Fosters Business Park is located immediately just off the A30 London Road and situated approximately 200 m from the junction which connects junction 5 of the M3 motorway (A287) about 0.5 miles.

Hook is approximately 40 miles southwest of central London, and 5 miles east of Basingstoke and 10 miles southeast of Reading, Hook benefits from a broad mix of amenities to include Sainsburys, Tesco supermarket, Waitrose plus various other independent retailers and eating establishments. Hook railway station provides regular fast services into London Waterloo with the fastest timetabled at 54 minutes.

Accommodation

The accommodation comprises the following GIA areas:

Name	sq ft	sq m	Availability
Ground - Warehouse / office	1,213	112.69	Available
1st - Floor office	266	24.71	Available
Mezzanine - Storage	313	29.08	Available
Total	1,792	166.48	

Terms

A new fully repairing and insuring lease is available for a flexible term to be agreed. The lease is contracted outside of the Security of Tenure and Compensation Provisions of The Landlord & Tenant Act 1954 Part II (as amended).



Viewing & Further Information



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