

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**

PRICE REDUCTION



Unit 16, Murrell Green Business Park, Hook, RG27 9GR

Extremely well-presented two-storey business unit on modern scheme

Summary

Tenure	To Let
Available Size	1,900 sq ft / 176.52 sq m
Rent	£20,000 per annum
Business Rates	Rateable value split at £9,300 & £9,400 which should attract Small Business Rate Relief
EPC Rating	D (82)

Key Points

- Well-presented unit with kitchen and WC's
- Flexible office / workshop space
- Heating / air-conditioning
- Roller shutter loading door

Unit 16, Murrell Green Business Park, Hook, RG27 9GR

DESCRIPTION

A two-storey modern unit on the established Murrell Green Business Park, which is conveniently located immediately off the A30 London Road, within easy reach of both Hook and Hartley Wintney.

Hook centre is within 2 miles, and includes Hook mainline station, providing frequent services to London Waterloo / Southampton, with the M3 Junction 4 being within a 5 minute journey time.

The ground floor area is currently presented as workshop / storage, with the benefit of a modern well-fitted kitchen / breakout area, WC and loading door.

The first floor area is presented in modern, barn style, creating a vibrant and airy office / ancillary area, with the benefit of kitchenette and Male and Female WC's.

The whole building benefits from full heating system and LED lighting.

The unit has access to a small area at the back of the building which could be adapted into an outside seating area, with very pleasant views over neighbouring farm land.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Ground floor	950	88.26	Let
1st - First floor	950	88.26	Let
Total	1,900	176.52	

TERMS

Available on new lease terms.

RENT

£20,000 per annum exclusive.

RATES

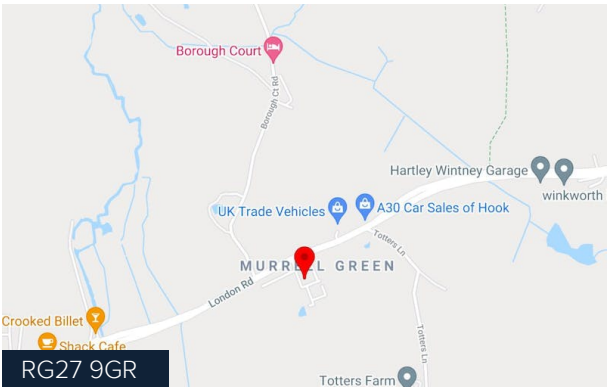
Business rates for the building are currently split in two, being Ground Floor at £9,300 & First Floor at £9,400, which means Small Business Rate Relief would be applicable for each of the floors.

OCCUPATION

Available for immediate occupation.

LEGAL COSTS

Each party to meet their own legal costs incurred in the transaction.



Viewing & Further Information

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