



## 16 Murrell Green Business Park

London Road, Hook, RG27 9GR

### Well Presented Business / Warehouse Premises with first floor offices

**958 to 1,883 sq ft**  
(89 to 174.94 sq m)

- Rarely available small business unit
- Potential to secure 100% Small Business Rates Relief (subject to status)
- 4 car spaces
- Vaulted ceiling and velux windows to first floor
- Smart kitchen / break out area
- New lease terms

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## Summary

Available Size	958 to 1,883 sq ft
Rent	£23,500 per annum
Business Rates	Ground Floor: £9,600 RV / First Floor: 9,800 RV
VAT	Elected
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

## Description

Unit 16 comprises a two-storey unit set out over ground and first floors. The ground floor is divided into a storage area, a small office/workshop and a modern kitchen/break-out area. The first floor is open plan in construction but divided into two areas together with a kitchen and two WC's. It has vaulted ceilings and glass partitioning and benefits from wooden flooring.

## Location

Murrell Green Business Park is a successful high quality development providing a mixture of industrial/warehouse units and business units. It is located adjacent to the A30 (London Road) approximately ½ mile east of Hook, and approximately 2 miles from junction 5 of the M3 motorway. It is also very close to the attractive village of Hartley Wintney. The M4 motorway is also easily accessed at Junction 11 via the B3349 as is Reading. The mainline railway stations at Winchfield and Hook are both approximately 1 mile distant and provide a good service to London and Basingstoke, as well as to the south coast.

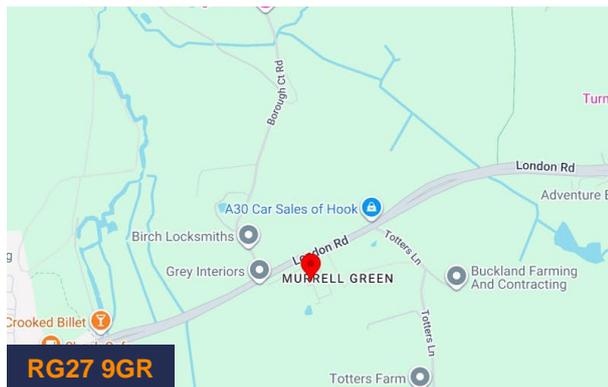
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	958	89	Available
1st - Floor	925	85.94	Available
<b>Total</b>	<b>1,883</b>	<b>174.94</b>	

## Terms

Available on a new fully repairing and insuring lease for a term by arrangement.



## Viewing & Further Information



### Russell Ware

01256 840777 | 07747 846422  
Russell.Ware@bdt.uk.com



### Andy Gibbs

01256 840777 | 07766 951719  
andy.gibbs@bdt.uk.com



