



8 Bartley Point, Osborn Way, Hook, RG27 9GX

To Let

7,891 sq ft

Industrial / Warehouse Unit To Let



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Summary

- EPC: C (52)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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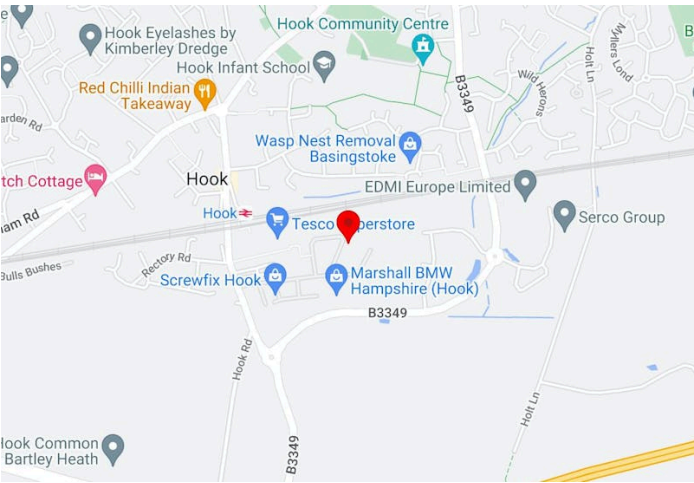


Thomas Bond
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Joint Agents



Ed Thomason (TLRE)
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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.

Accommodation

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

Specifications

- 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

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