

56,000 SQ FT
TRANSACTION IN 2021

FORM1

BARTLEYWOOD
BUSINESS PARK

HOOK RG27 9XA

3.765 – 12.026 SQ FT
OF GRADE A REFURBISHED OFFICE SPACE
AVAILABLE NOW

FORM

FORM 1 OFFERS AN OPPORTUNITY TO JOIN WILLIAM GRANT & SONS, EDMI, TAYLOR WIMPEY, NEOLOGY, WHITEOAKS INTERNATIONAL, ELANCO, BCA AND CINCH IN ONE OF THE M3'S MOST STRIKING OFFICE BUILDINGS.



LUNCH TIME POP UP EVENTS



FORM1 BREAKOUT SPACE



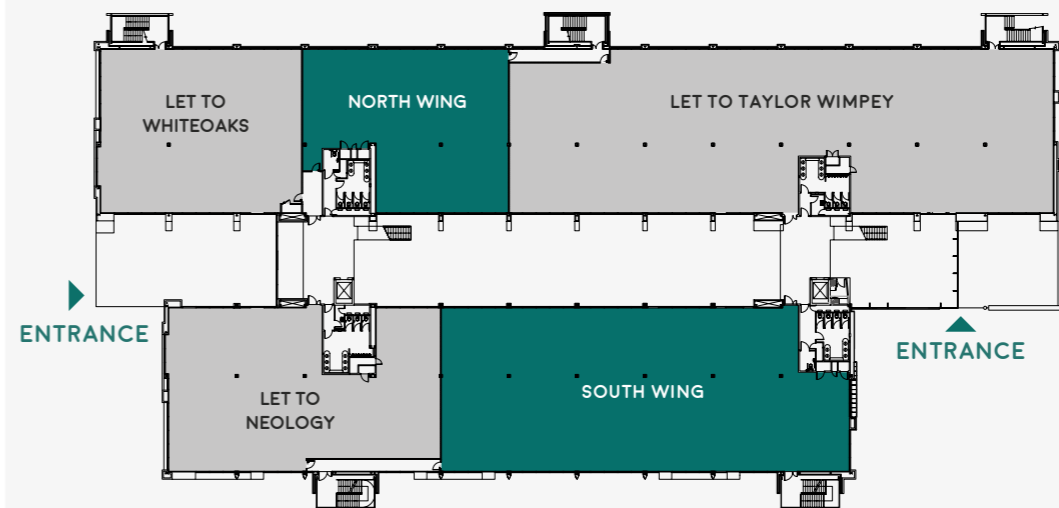
NEW CO-WORKING SPACE FOR COMMUNAL USE IN FORM2



SPECIFICATION

- Re-modelled full height reception/atrium
- Four pipe fan coil air conditioning
- Fully accessible raised floors
- New metal tiled suspended ceilings
- New LED compliant lighting
- Two 13 Person passenger lifts
- Open plan floor plates with excellent natural light
- New shared co-working space in Form 2 for communal use
- Secure site with CCTV
- Male, female and disabled WCs on all floors
- Excellent car parking ratio of 1:219 sq ft
- EPC C
- Shower facilities
- New chillers and boilers
- Covered cycle storage

	SQ FT	SQ M
FIRST FLOOR NORTH WING	3,765	350
FIRST FLOOR SOUTH WING	8,261	768



FORM

The premises has been measured on an NIA basis in accordance with the RICS Property Measurement (1st Edition, May 2015) professional statement.

FORM

BASINGSTOKE

J5 M3
1 MILE | 4 MINUTE DRIVE

J5 M3

HOLT LANE WOODS
7 MIN WALK

HOOK STATION
12 MIN WALK

TESCO
14 MIN WALK

THE RAVEN
12 MIN WALK

WILLIAM GRANT & SONS,
EDMI, TAYLOR WIMPEY,
NEOLOGY & WHITEOAKS
INTERNATIONAL

NEW SAINSBURYS
TO BE BUILT 2022

SERCO

FORM2

SERCO

ELANCO, BCA & CINCH

M3 MOTORWAY NETWORK ON YOUR DOORSTEP.

J5 of the M3 is just a few minutes' drive from Form, providing quick and traffic free access to the wider motorway network.

FORM1 IS SURROUNDED BY BEAUTIFUL OUTDOOR SPACE.

Holt Lane Woods and Bassetts Mead Park are both under 10 minutes' walk away, perfect for a lunchtime stroll or post work run.

AIR

THREE AIRPORTS LIE WITHIN EASY REACH OF HOOK.

Providing global flights, London Heathrow is 32 miles away, (45 minutes) via the M3. Southampton airport is 35 miles away (40 minutes) and London Gatwick is 56 miles away (1 hr) and offers flights to UK and European destinations. For executive travel, Farnborough airport is a short trip by car or train.

16 miles	Farnborough Airport	35 miles	Southampton Airport
32 miles	Heathrow Airport		

RAIL

The railway station is just a short walk from Bartley Wood Business Park and provides a direct service to London Waterloo. Trains leave every 15 minutes at peak times.

7 mins	Basingstoke	1 hr 5 mins	London Waterloo
14 mins	Farnborough (Main)	35 mins	Southampton Airport
28 mins	Woking		Parkway

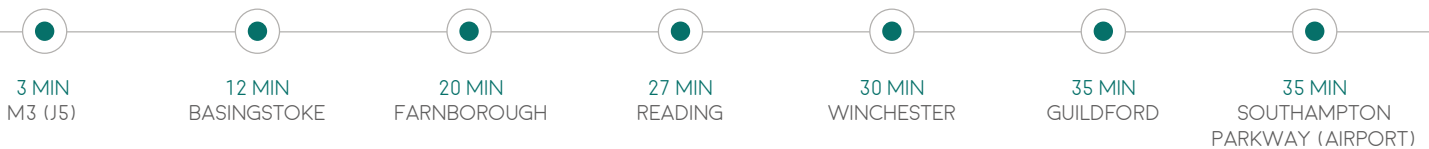
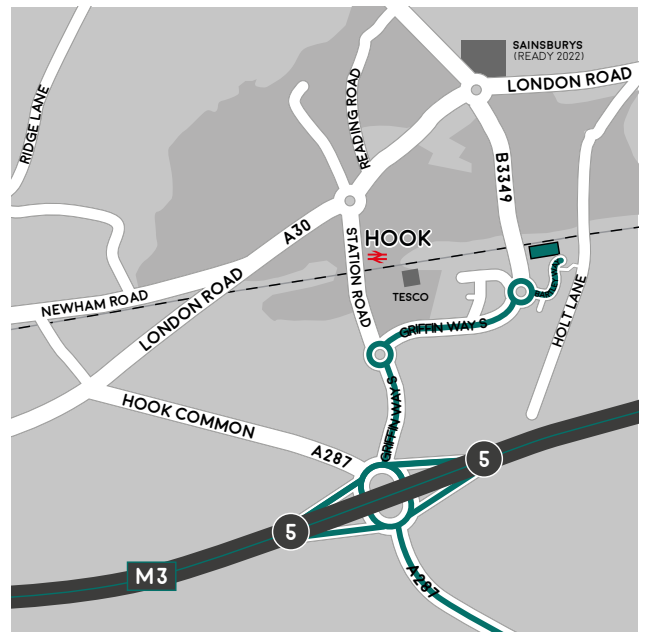
ROADS

FORM BENEFITS FROM QUICK AND EFFICIENT ACCESS TO THE M3 MOTORWAY.

Bartley Wood Business Park is just minutes from Junction 5 of the M3 motorway - one of the least congested junctions on the M3. The motorway gives access to London, Heathrow and the M25 to the east, with Southampton, Basingstoke and Portsmouth to the south west.



SAT NAV: RG27 9XA



FURTHER INFORMATION

Available to let on a new lease direct from the landlord. Please contact the joint sole letting agents for further information or to arrange a viewing:

Lambert Smith Hampton
0148 353 8181

Hurst Warne
01483 723344

TIM SHAW
07834 626792
tshaw@lsh.co.uk

PETER RICHARDS
07803 078011
peter.richards@hurstwarne.co.uk

WILL FARRER
07729 074367
wfarrer@lsh.co.uk

SIMON FITCH
07917 531707
simon.fitch@hurstwarne.co.uk

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