



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

FOR SALE

LIGHT INDUSTRIAL / WAREHOUSE
*Would Suit Office, Light Industrial, Storage,
Studio, Leisure etc Occupiers*



**UNIT 25
MURRELL GREEN BUSINESS PARK
LONDON ROAD
HOOK
RG27 9GR**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: Murrell Green Business Park is a sought after business park located immediately off the A30 London Road to the east of the centre of Hook where there is a choice of local shopping including a Tesco Supermarket and new Sainsbury;s Superstore just nearing completion almost opposite.

Junction 5 of the M3 motorway is close by and provides access to the national motorway network. Hook mainline station is on the Basingstoke to Waterloo line and provides a fast and regular service.

DESCRIPTION: The property comprises a modern two storey business unit offering flexible self-contained accommodation capable of use for a variety of purposes including office, light industrial and storage. It has been well fitted out to a quality standard to provide adaptable space to the ground floor with bright offices to the first floor capable of open plan or cellular occupation. The gross internal floor area comprises:

| | | |
|--------------|--------------------|----------------------|
| First Floor | 71.30 SQ M | (767 SQ FT) |
| Ground Floor | <u>113.30 SQ M</u> | <u>(1220 SQ FT)</u> |
| TOTAL | 184.60 SQ M | (1,987 SQ FT) |

AMENITIES:

- * Three Phase Power
- * Full Height Loading Door
- * Minimum Eaves 5.56M Rising to 6.18M at Apex
- * Quality Ancillary Offices
- * Carpeted and Lit with Air Conditioning
- * Male and Female WC Facilities with Separate Shower
- * On Site Parking

TERMS: For Sale Freehold

PRICE GUIDE: £295,000 FREEHOLD

The property is elected for VAT. Accordingly, the Sale Price will be subject to VAT

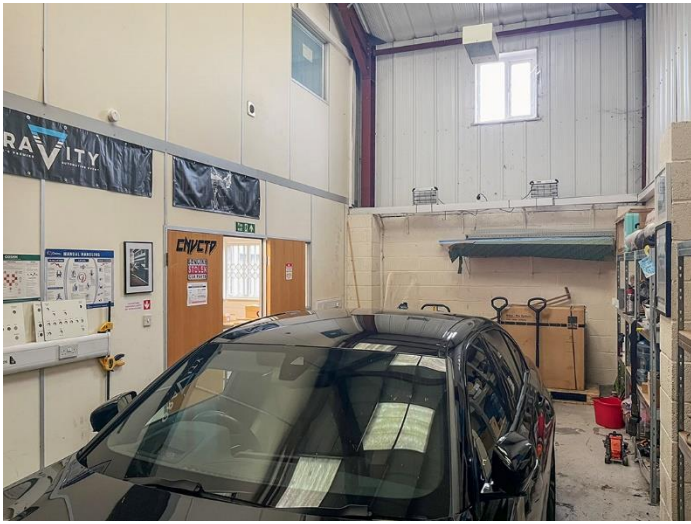
RATES: Rateable Value £20,750 payable at 49.9p in the £ (2024/2025)

EPC: D 99

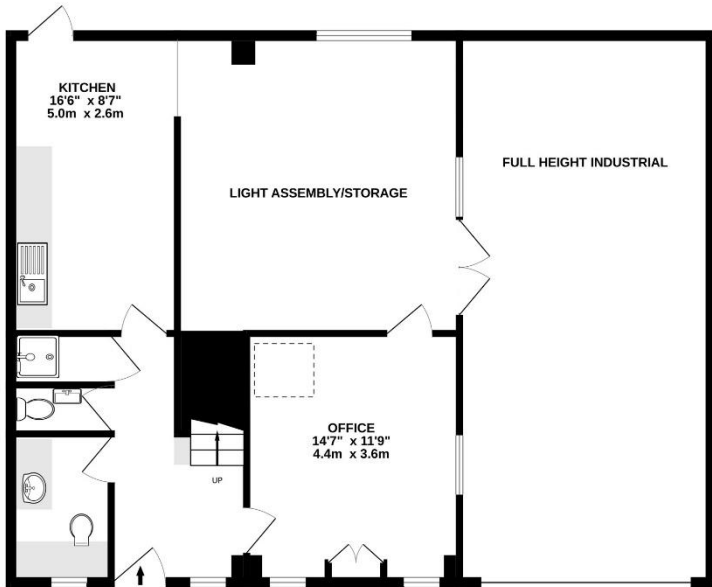
VIEWING: By appointment through **Park Steele 01252 717979.**

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.

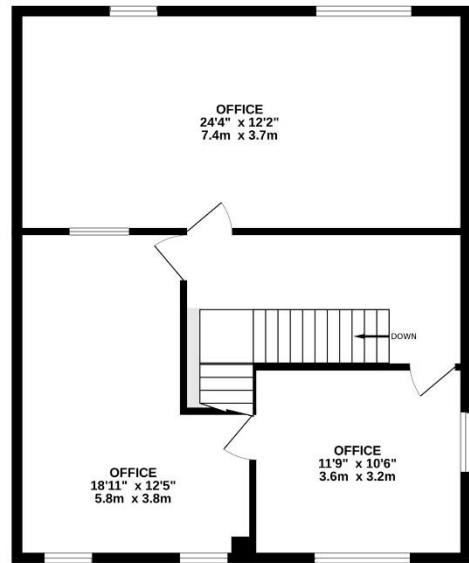




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GROUND FLOOR
1220 sq.ft. (113.3 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.

TOTAL FLOOR AREA : 1987 sq.ft. (184.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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