

# TO LET

## 29,211 sq. ft.

### Unit 1-3 Bartley Point, Osborn Way, Hook, RG27 9GX



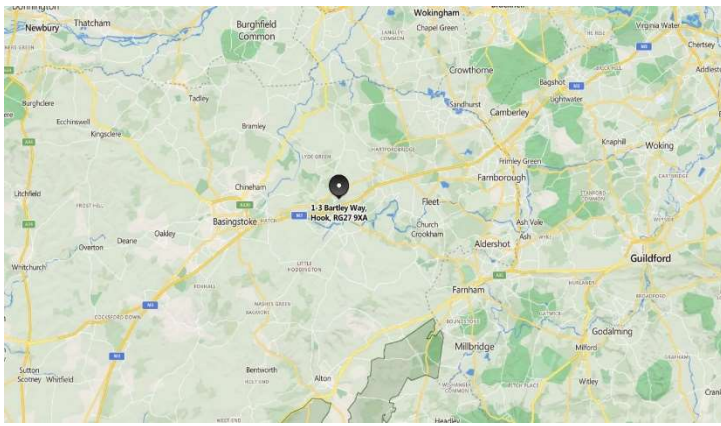
**BNP PARIBAS  
REAL ESTATE**



## SUMMARY

- ✓ Modern industrial / warehouse
- ✓ 9.2m eaves height
- ✓ 8 level loading doors
- ✓ Large secure Yard
- ✓ Generous car parking provision
- ✓ Excellent road and rail connections
- ✓ 3 phase power
- ✓ LED warehouse lighting

## 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 7.4 miles to the west and the M25 London Orbital is 26 miles east.

Rail services from Hook station (10 minute walk from the premises) provide frequent services to London Waterloo and Basingstoke.

Hook town centre is located approximately 0.3 miles from the scheme.

## DESCRIPTION

Bartley Point comprises modern warehouse/industrial units on a self-contained estate. Unit 1-3 are a single storey warehouse with integral 2 storey fully fitted offices incorporating w/c and kitchen.

## SPECIFICATION

- 9.2m eaves height
- 8 level access loading doors
- Large secure yard. 31m depth.
- Generous parking provision
- 3 phase power supply
- LED warehouse lighting
- Open plan warehouse space
- 2 storey fitted offices

## ACCOMMODATION (G.I.A)

All areas are approximate.

Description	Sq. M.	Sq. Ft.
WAREHOUSE	2,616	28,158
OFFICES	87.87	1,053
<b>TOTAL</b>	<b>2,713</b>	<b>29,211</b>

## TERMS

The premises are available by way of an assignment or sub-letting of an existing lease expiring 24<sup>th</sup> June 2025. The units are available individually on a subletting basis.

A new lease may be available via separate negotiation directly with the landlord.

## RENT

The current rent passing is £285,522 pax.

## RATES

Interested parties should make their own enquiries with Hart District Council.

## VAT

VAT will be payable where applicable.

## EPC

D (87)

## LEGAL COSTS

Each party to bear their own costs incurred in this transaction.



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## CONTACTS

For more information and to arrange a viewing please contact:

**Iolo Morgan**

T: +44 (0) 7471 227336

E: [iolo.morgan@realestate.bnpparibas](mailto:iolo.morgan@realestate.bnpparibas)

**Zach Heppner-Logan**

T: +44 (0) 7787 221412

E: [zach.heppner-logan@realestate.bnpparibas](mailto:zach.heppner-logan@realestate.bnpparibas)



## LONDON CITY

**BNP Paribas Real Estate UK**

5 Aldermanbury Square

London EC2V 7BP

[realestate@bnpparibas.com](mailto:realestate@bnpparibas.com)



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