



Unit 6 Fosters Business Park

Old School Road, Hook, RG27 9NY

Well located modern Business Unit/ Workshop / Warehouse Unit

1,200 sq ft
(111.48 sq m)

- Clear warehouse accommodation
- High specification
- WC & Kitchenette
- Well located to Junction 5 of the M3 Motorway
- Less than 1.5 miles to Hook town centre
- Well managed estate with entrance gates which close 'after hours'

01256 840777

www.bdt.uk.com

Unit 6 Fosters Business Park, Old School Road, Hook, RG27 9NY

Summary

Available Size	1,200 sq ft
Rent	£17,000 per annum
Rateable Value	£11,500
Service Charge	£722.68 per annum Payable at £180.67 per quarter
EPC Rating	C (52)

Description

Unit 6 Fosters Business Park comprises a 'clear' workshop/warehouse which is well specified. Amenities include; gas warehouse heater (to be tested), single WC, kitchenette/Tea point, 3 phase electricity including connection. There is a manually operated 'up and over' roller shutter loading door (2.9m wide x 2.9 m high). Maximum eaves height is 4.5m and minimum eaves height is 3.7m.

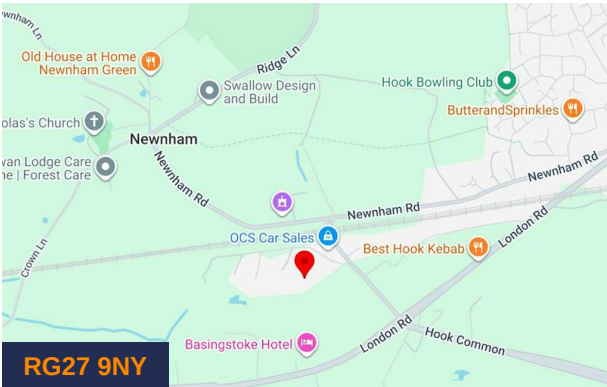
Location

Fosters Business Park is located immediately just off the A30 London Road and situated approximately 200m from the junction which connects junction 5 of the M3 motorway (A287) about 0.5 miles.

Hook is approximately 40 miles southwest of central London, and 5 miles east of Basingstoke and 10 miles southeast of Reading. Hook benefits from a broad mix of amenities to include Sainsburys, Tesco supermarket, Waitrose plus various other independent retailers and eating establishments. Hook railway station provides regular fast services into London Waterloo, with the fastest timetabled at 45 minutes.

Terms

A new fully repairing and insuring lease is available for a flexible term to be agreed. The lease is contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 (Part II) as amended.



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

