

**GROUND FLOOR LET**

Enterprise House

210 Bartley Wood Business Park, Hook, RG27 9XB

MODERN OFFICE PREMISES TO BE REFURBISHED

6,622 to 14,428 sq ft
(615.20 to 1,340.41 sq m)

- Two floors remaining with double height reception area
- Raised floors, suspended ceilings, 4 pipe fan coil air-conditioning, recessed lighting and passenger lift
- Mature landscaped one acre site including 129 private car parking spaces (ratio 1:168 sq ft)

01256 840777

www.bdt.uk.com

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Summary

Available Size	6,622 to 14,428 sq ft
Rent	Rent on Application (Competitive)
Rateable Value	£380,000
Service Charge	Upon application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

Constructed in 1997, Enterprise House is centrally located within Bartley Wood Business Park, enjoying a high profile setting overlooking Griffin Way South (B3349), the main spine road through the development. The property is of traditional brick construction over three floors, with a secure main entrance and reception adjacent to the private car park at the rear of the building. Each floor is easily accessible from the main reception via the stairs and lift, and so the building is well suited for either single or multi-tenant occupation on a floor by floor basis.

Amenities include 4 pipe fan coil air-conditioning, raised access floors, suspended ceilings with recessed lighting, WC facilities plus a passenger lift. The property presently provides a mix of open plan and partitioned offices, meeting rooms, board room, 1st floor Comms room plus kitchen areas.

Location

Bartley Wood Business Park is situated a few minutes from Junction 5 of the M3 motorway, which is 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. Hook benefits from excellent rail connectivity with the railway station just a 10 minute walk from the business park, and provides a direct fastest 50 minute service to London Waterloo. Bartley Wood is located adjacent to Hook town centre, and therefore is only a short walk from the range of amenities which includes a Tesco Superstore.

Accommodation

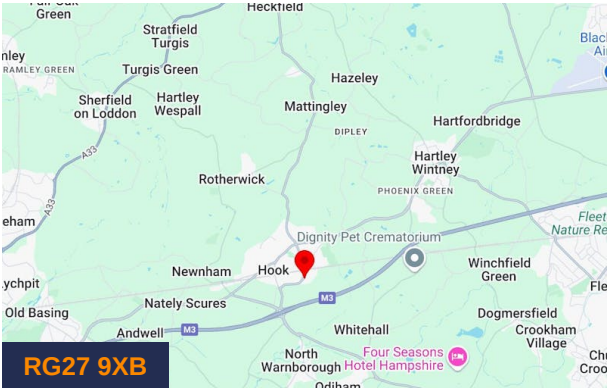
Name	sq ft	sq m	Availability
Ground - Reception	544	50.54	Available
1st	7,262	674.66	Available
2nd	6,622	615.20	Available
Total	14,428	1,340.40	

Terms

New FRI lease(s) on terms by negotiation. May sell with further details on request.

Agent's Note

The Landlord intends to strip out and fully refurbish to Grade A standard. Some photographs were taken prior to the previous tenant vacating and are for indicative purposes only. The ground floor is now occupied by Kzar Childcare Limited.



Viewing & Further Information



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