

TO LET

High Quality Offices.



Hook - Offices

6,000 to 47,000 sq ft (557 to 4,366 sq m) NIA

Form 1 , Hook, Hampshire, RG27 9UP

For viewing and further information contact:



Nick Atkinson

01252 816061
07801 253129

nick.atkinson@hurstwarne.co.uk



Peter Richards

01252 816061
07803 078011

peter@hurstwarne.co.uk

Key Benefits

- Impressive full height reception/atrium
- Flexible planning grid for open-plan or cellular offices
- Excellent parking ratio of 1 space per 200 sq ft
- Four pipe fan coil air conditioning



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Location

Located at Hook's edge, Bartley Wood Business Park is only a short walk from the town's train station and main shopping area – which includes a Tesco supermarket. Several high profile companies already occupy Form including Alphabet, First Drinks, Serco and Lenovo. Other park occupiers include Virgin Media, BMW Financial Services and HP.

Form 1 & 2 comprise 2 high quality adjacent office buildings, developed in 2000 and comprehensively refurbished in 2008. The buildings total 121,467 sq ft.

Description

Form 1 is a unique development offering a rare opportunity to acquire superbly well-connected accommodation in the M3 corridor. Form 1 offers high quality office space from

These offices are available as one self-contained wing, but consideration may be given to splitting the space.

Additional features include an impressive full-height reception and a communal 'street'.

Amenities

- Four pipe fan coil air conditioning
- Fully accessible raised floors (150mm clear void)
- Suspended ceilings with LG7 Compliant lighting
- 13 Person passenger lifts
- Male, female and disabled WCs on all floors
- Large floor plate with excellent natural light
- Flexible planning grid for open-plan or cellular offices
- Secure site with CCTV
- Good on-site car parking spaces remaining (1:200 sq ft)

Availability

The building currently offers the following offices (Approx. Net internal area)

Ground Floor	6,000 - 13,650 sq ft
First Floor	33,340 sq ft

Terms

Available To Let on a new lease length and terms to be agreed direct from the landlord.

Viewing

Strictly by appointment with the joint sole letting agents:

Hurst Warne - Peter Richards 01252 816061

Knight Frank - Jack Riley 020 7861 5375

Rent

£17.50 per sq ft.

Energy Performance Rating

A copy of the Energy Performance Certificate is available on request from the agents.

Business Rates

Available upon request

Interested parties should make their own enquiries with the relevant local authority.

Service Charge

Available upon request.





SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable
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323 Kingston Road, Leatherhead,
Surrey KT22 7TU
T 01372 360190
E leatherhead@hurstwarne.co.uk

Victoria House, 18-22 Albert Street
Fleet. GU51 3RJ
T 01252 816061
E fleet@hurstwarne.co.uk

41 Chobham Road
Woking, Surrey GU21 6JD
T 01483 723344
E woking@hurstwarne.co.uk

Abbey House, 25 Clarendon Road,
Redhill, Surrey RH1 1QZ
T 01737 852222
E redhill@hurstwarne.co.uk