

280 Bartley Wood

HOOK RG27 9UP



TO LET / MAY SELL

Life's a doddle. 😊

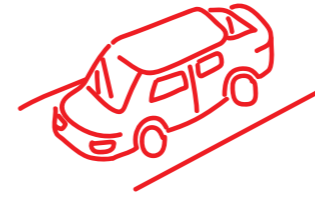
Bartley Wood is an established business park in the desirable location of Hook, and is home to a host of major occupiers. 63,635 sq ft of high quality office space over three floors is now available at 280 Bartley Wood. The property lies just a short stroll from the village centre, as well as Hook station with its mainline connections to Basingstoke, Woking, Clapham Junction and London Waterloo.

Hook sits at the heart of the Blackwater Valley, enjoying a peaceful village atmosphere, favouring friendly village pubs and restaurants, coupled with a Tesco and a selection of local retail outlets. And yet, Basingstoke is right on the doorstep, plus other vibrant destinations such as Reading and Guildford are also nearby. Truly the best of both worlds!



The building.

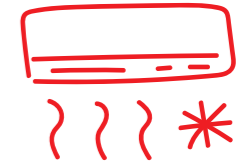
Accommodation



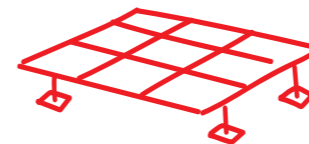
343 car spaces
- 1:186 sq ft



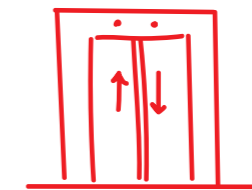
Shower facilities



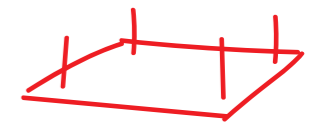
Air conditioning



Accessible raised floors

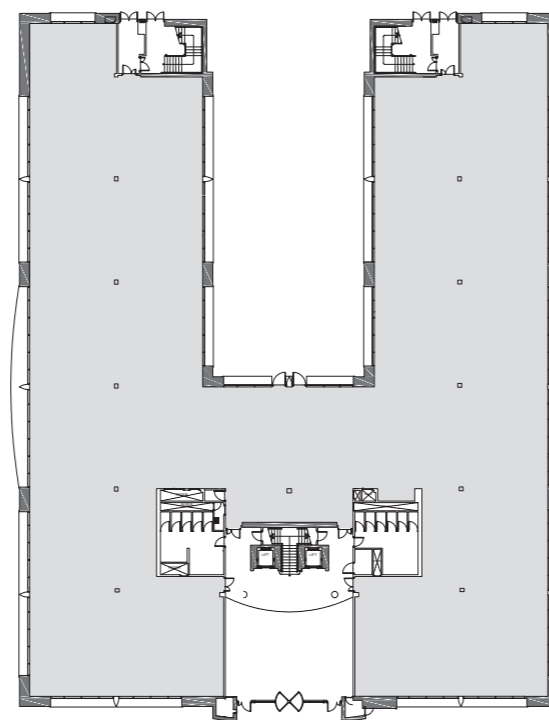


Passenger lifts

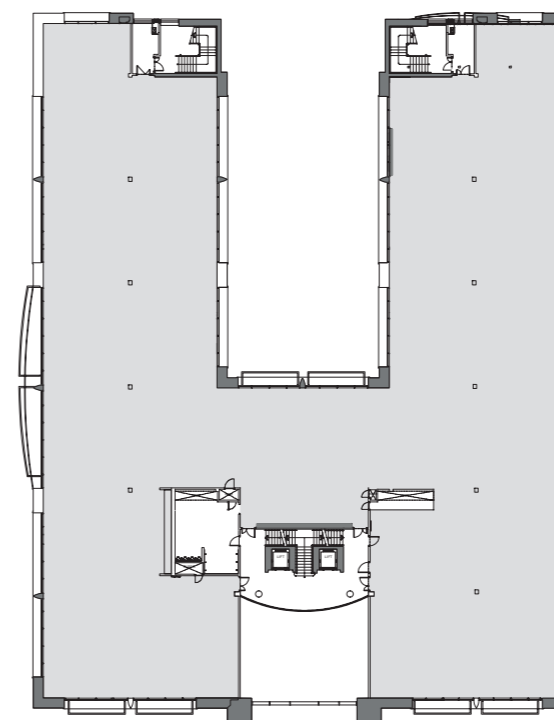


Suspended ceilings

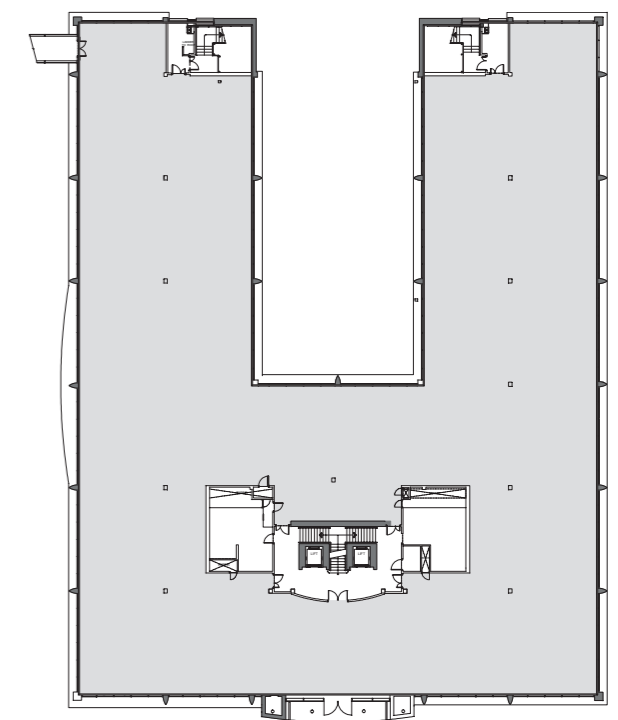
Floor	sq ft	sq m
Third (storage)	2,211	205.4
Second	20,754	1,928.1
First	19,692	1,829.5
Ground	20,978	1,948.9
Total	63,635	5,911.9



Ground floor



First floor

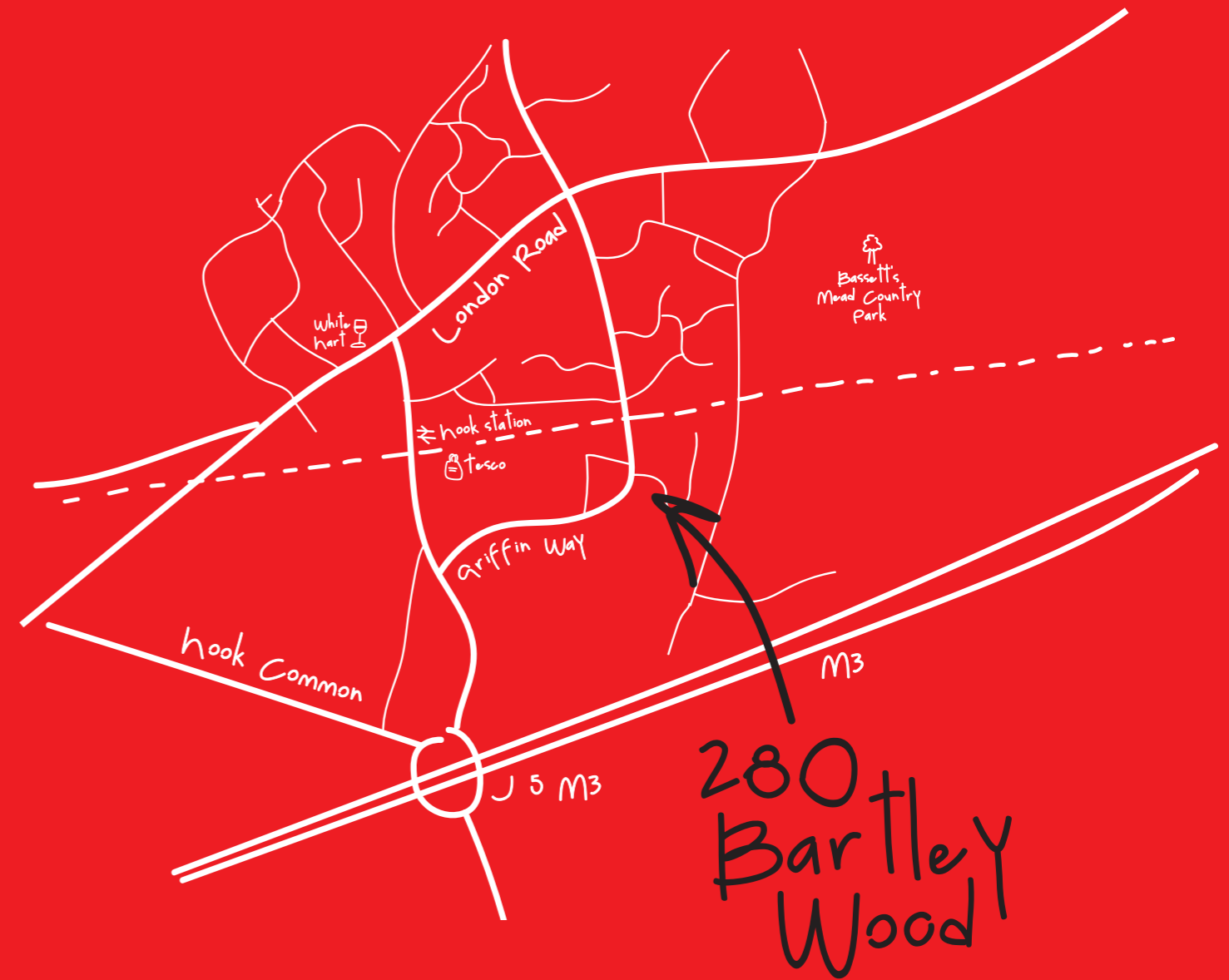


Second floor

Not to scale. For indicative purposes only.

Location.

hook, hampshire



Regularly featured as one of the best places to live in the UK, it's hardly a surprise that Hook is also a superb place to work. Combine village life with great amenities - including hundreds of acres of natural countryside on your doorstep, perfect for woodland walks or runs - and you'll start to understand the appeal of 280 Bartley Wood...

By train...

Basingstoke	8 mins
Farnborough	14 mins
Woking	27 mins
Weybridge	34 mins
Clapham Junction	53 mins
London Waterloo	58 mins

By car...

J5 M3	0.9 miles
Tylney Hall Spa Hotel	4 miles
Four Seasons Spa Hotel	6 miles
Basingstoke	7 miles
Reading	14 miles
J12 M25	21 miles

On foot...

Hook station	14 mins
Tesco superstore	14 mins
The Raven pub & hotel	14 mins
Hook centre	15 mins
White Hart Hotel	15 mins
Old White Hart	16 mins



An unrivalled combination of

- ① village life,
- ② extensive amenities,
- ③ excellent communications.

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