

35,000 SQ FT
LET SINCE 2017

FORM1

BARTLEYWOOD
BUSINESS PARK

HOOK RG27 9XA

3.765 - 12.026 SQ FT
OF GRADE A REFURBISHED OFFICE SPACE
AVAILABLE NOW

WWW.FORMBARTLEYWOOD.CO.UK

FORM

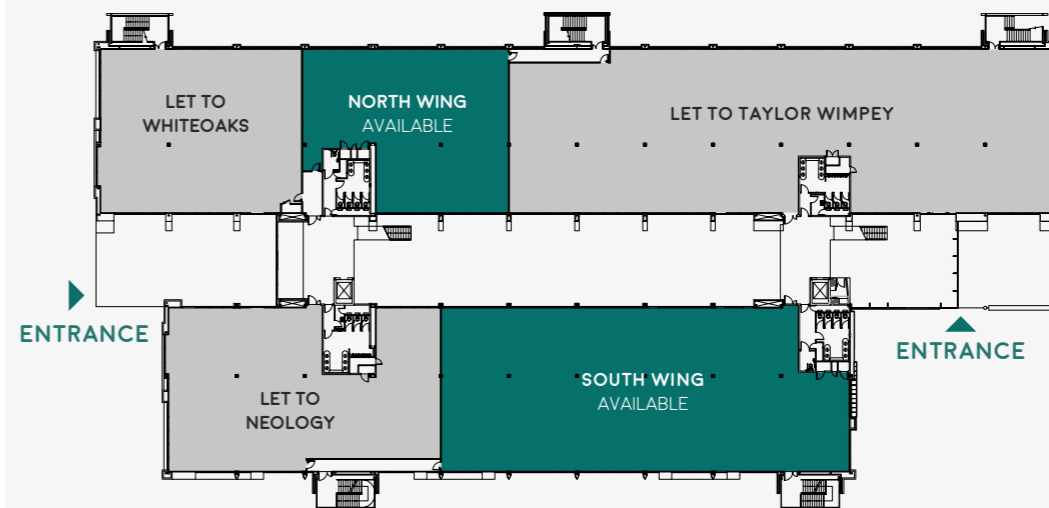
FORM 1 OFFERS AN OPPORTUNITY TO JOIN WILLIAM GRANT & SONS, EDMI, TAYLOR WIMPEY, WHITEOAKS INTERNATIONAL AND NEOLOGY INC IN ONE OF THE M3'S MOST STRIKING OFFICE BUILDINGS.



SPECIFICATION

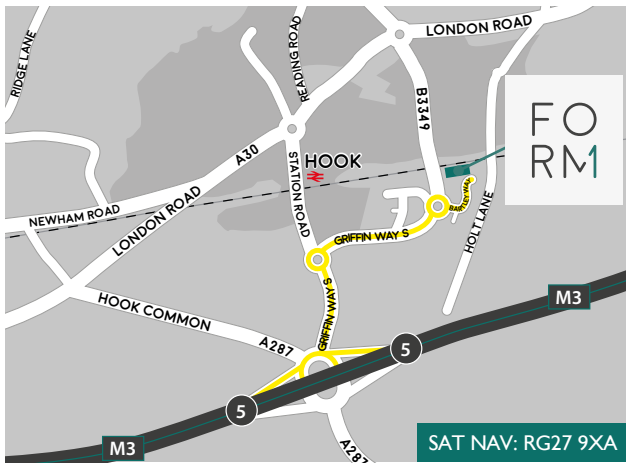
- Re-modelled full height reception/atrium
- Four pipe fan coil air conditioning
- Fully accessible raised floors
- New metal tiled suspended ceilings
- New LED compliant lighting
- Two 13 Person passenger lifts
- Open plan floor plates with excellent natural light
- Secure site with CCTV
- Male, female and disabled WCs on all floors
- Car parking ratio of 1:286 sq ft
- EPC C (North - 72, South - 67)
- Shower facilities

	SQ FT	SQ M
FIRST FLOOR NORTH WING	3.765	350
FIRST FLOOR SOUTH WING	8.261	767
TOTAL COMBINED AREAS	12.026	1.117



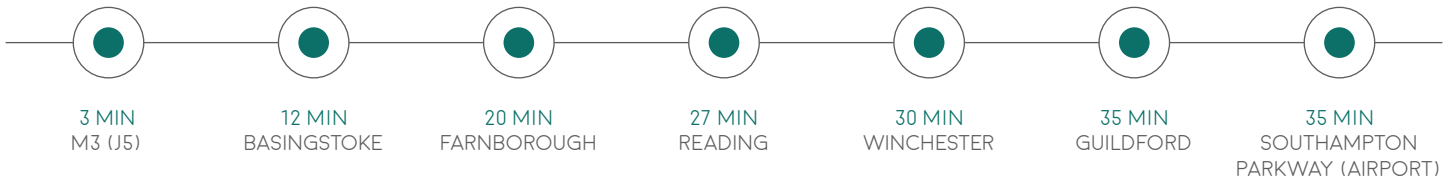
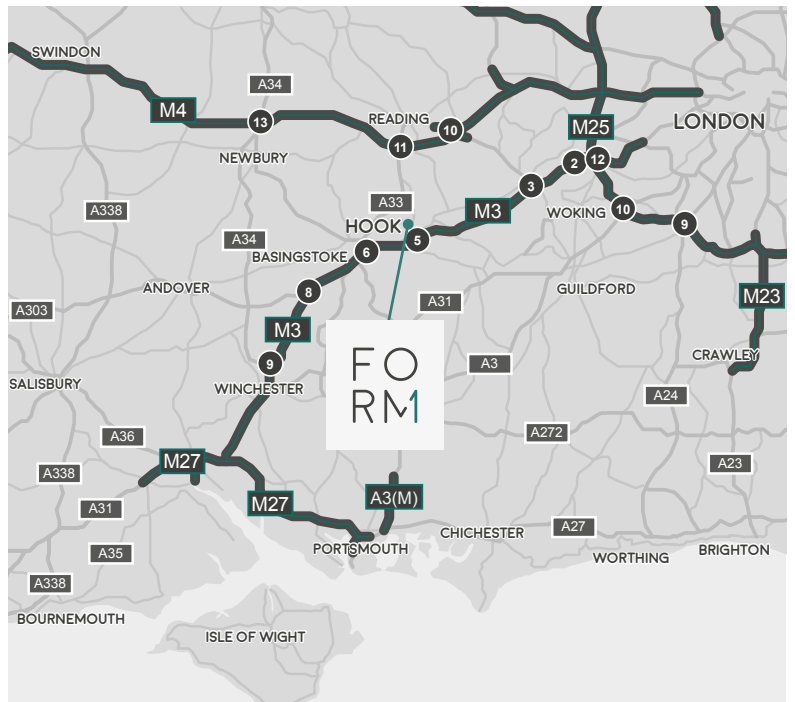
FORM

The premises has been measured on an NIA basis in accordance with the RICS Property Measurement (1st Edition, May 2015) professional statement.



ROAD

Bartley Wood Business Park is just minutes from Junction 5 of the M3 motorway - 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.



Source: Approximate Drive Times taken from Google Maps 2018

RAIL



Hook benefits from excellent connectivity by rail. The railway station is just a short walk from Bartley Wood Business Park and provides a direct service to London Waterloo. Trains leave as frequently as every 15 minutes at peak times.

Basingstoke	7 mins	Southampton Airport	35 mins
Farnborough (Main)	14 mins	Parkway	
Woking	28 mins	London Waterloo	1 hr 5 mins

Source: trainline.com 2018

AIR



Three airports lie within easy reach of Hook. Providing global flights, London Heathrow is 32 miles away, (45 minutes) via the M3. Southampton airport is 35 miles away (40 minutes) and London Gatwick is 56 miles away (1 hr) and offers flights to UK and European destinations. For executive travel, Farnborough airport is a short trip by car or train.

Farnborough Airport	16 miles	Southampton Airport	35 miles
Heathrow Airport	32 miles		

Source: AA Auto Route Planner



FURTHER INFORMATION

Please contact the joint sole letting agents for further information or to arrange a viewing:



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