

## FIRST FLOOR OFFICE SUITE TO LET

**862 sq ft (80.1 sq m)**



### 39 MURRELL GREEN BUSINESS PARK, HOOK, HAMPSHIRE RG27 9GR

- Popular Business Park Location
- Some Data Cabling
- Fitted Kitchen
- Air Conditioning
- 2 Private Parking Spaces
- Flexible Lease Terms
- Available Immediately

## LOCATION

Murrell Green Business Park is located on the outskirts of Hook, Hampshire, adjacent to the A30 (London Road) just 2 miles south-west of Hartley Witney and 8 miles north-east of Basingstoke. The business park benefits from great road links, the A30 (London Road) puts junction 5 and 4A of the M3 motorway within 1 mile and 4 miles respectively. Junction 11 of the M4 motorway is just 11 miles to the north. In addition there are mainline rail services to London (Waterloo) both Hook and Winchfield stations which are both close by.

## DESCRIPTION

39 Murrell Green Business Park is a modern, self-contained, business unit on ground and first floors. The available space is the whole of the first floor and offers a fully fitted, light bright first floor office area which is accessed via a separate, private, entrance at the front of the building leading to the first floor office space. The first floor incorporates separate WC facilities and a fully fitted kitchen/break out area, there is also some partitioning creating an open plan office area together with private offices.

The offices have been recently completely redecorated and are offered in A1 condition, with air conditioning and some CAT5 cabling. Two private parking spaces are provided, plus there are on street parking spaces very close by on the park.

**NOTE:** The owners of the property are also happy to look at selling their freehold interest in the whole property, the ground floor is currently let although the lease expires in December 2016. The ground floor tenant would be happy to remain in occupation and is currently paying approx. £9,000 per annum exclusive. Offers are being invited in excess of £275,000 for the whole property, plus VAT.

<b>AREAS</b>	<b>Fitted First Floor Offices</b>	<b>862 sq ft</b>	<b>80.1 sq m</b>
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The above area has been calculated in a net internal basis and has been provided by the owners.

## LEASE

The first floor offices are offered on a new flexible, internal repairing lease subject to a service charge, details of the service charge are available from the joint agents.

## RENT

The rent is £10,000 per annum exclusive, plus VAT

## BUSINESS RATES

We have been advised by Hart District Council that the premises have a rateable value of £9,100. The current rate in the £ is 49.7p which would equate to a rates payable figure for the year April 16/17 of approximately £4,600.

## POSSESSION AND VIEWING

The first floor can be occupied immediately subject to completion of the lease. Arrangements to look at the property can be made by contacting the joint sole agents;



e mail: [nigel.dickason@dbre.co.uk](mailto:nigel.dickason@dbre.co.uk)

Hollis Hockley  
10 Sarum Hill  
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