

BUSINESS UNIT WITH INCOME POTENTIAL

FOR SALE/TO LET

**1,035 sq ft to 2,070 sq ft
(96.2 sq m to 192.4 sq m)**



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

- Popular Business Park Location
- Separate Loading Door
- Fitted Kitchen
- Some Air Conditioning
- 3 Private Parking Spaces
- Freehold Or Leasehold
- Fitted First Floor Offices Available Separately

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 providing production/storage accommodation on the ground floor with fully fitted first floor offices above. The ground floor is accessed via a roller shutter loading door at the front, next to this is a separate pedestrian entrance leading to the first floor office space. Both the ground and first floors incorporate separate WC facilities, the first floor also provides a fully fitted kitchen and some partitioning creating an open plan office area together with private offices. First floor has been recently completely redecorated and is offered in good condition, with air conditioning and CAT5 cabling.

The ground floor is currently let and the lease expires in December 2016. The tenant would be happy remain in occupation and is currently paying approx. £9,000 per annum exclusive.

AREAS	Ground floor production/storage (let to Dec 2016)	1,035 sq ft	96.2 sq m
	Fitted First Floor Offices (vacant)	1,035 sq ft	96.2 sq m
	Total Approximate Floor Area	2,070 sq ft	192.4 sq m

The above areas have been calculated in a gross internal basis and have been provided by the owners

FREEHOLD/PRICE

39 Murrell Green Business Park is for sale freehold. Possession of the whole will be available from December 2016, the property is subject to an estate charge and further details are available from the joint sole agents. Offers are invited in the region of £275,000 plus VAT

LEASEHOLD/RENT

39 Murrell Green Business Park is also available on a new full repairing and insuring lease for a term to be agreed, again possession of the whole will be available from December 2016. Again, the property is subject to an estate charge. The rent is £23,000 per annum exclusive, plus VAT

BUSINESS RATES

We have been advised by Hart District Council that the premises have a combined (ground floor and first floor) rateable value of £18,300. The current rate in the £ is 49.7p which would equate to a rates payable figure for the year April 16/17 of approximately £9,100.

POSSESSION AND VIEWING

The first floor is available immediately, the ground floor could be made available from December 2016. Arrangements to look at the property can be made by contacting the joint sole agents;



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10 Sarum Hill
Basingstoke
RG21 8SR

Nick Olliffe
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Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

Particulars

Commercial Property Surveyors

db real estate

dbre.co.uk

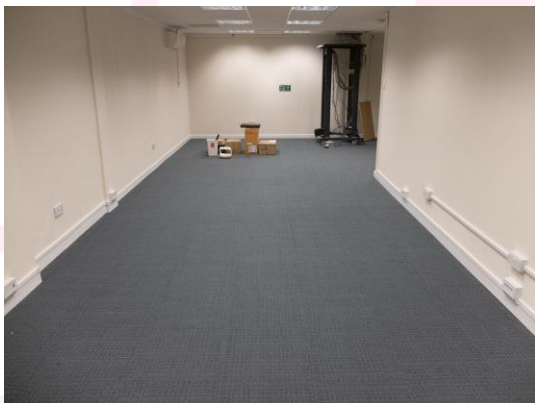
01276 538300

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