A WELL PROPORTIONED MID-TECH BUSINESS UNIT

TO LET *Unit 12 Now Let*

1,837 ft² (170.7 m²) £11.50 ft²

UNIT 11 MURRELL GREEN BUSINESS PARK, LONDON ROAD, HOOK, RG27 9GR



- Business Space Set Over 2 Floors
- Good Height Loading Door
- Workshop/Storage space to ground floor
- Ground and First Floor Toilet Facilities
- Dedicated Parking/Loading Area
- Room for Around 3/4 cars plus loading
- Located on the A30 Equi Distance Between Hartley Wintney & Hook

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Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The business park is located adjacent to the London Road (A30), North of Hook and South of Hartley Wintney. Junction 5 of the M3 motorway is approximately within one mile. Hook Train station is around one mile distance with regular services to London Waterloo.

Hartley Wintney is a pretty period village known for it's coffee shops and restaurants, whilst Hook has the convenience of both Sainsburys and Tescos superstores.





Example of First Floor Offices

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DESCRIPTION

The property comprises a mid-terrace, Mid-Tech Industrial/Storage unit which offers flexible office and storage accommodation, the unit is accessed via both a pedestrian and roller shutter loading door. At first floor level there is open plan office space, which has various demountable partitions, that can be removed to form open or part open plan space, and/or re-adjusted to suit a tenant's needs/requirements.

ACCOMMODATION

Approximate floor areas:-

Unit 11

Ground Floor Area	947 ft²	88 m²
First Floor Area	890 ft²	82.77 m²
TOTAL AREA	**1,837 ft²**	**170.77 m²**

LEASE

Available on a new Full Repairing and Insuring lease with length of term by agreement.

RENT

A rent of £21,250 pax.

Please note that the rents quoted exclude all other outgoings.

SERVICE CHARGE

£1,500 per annum.

BUILDINGS INSURANCE

Buildings insurance approx. £706.37 pa.

VAT

The units are registered for VAT, so VAT is chargeable on both the rent and the service charge.

BUSINESS RATES

The current rateable value requires to be re-assessed... However, we anticipate once re-assessed that the rates payable will be very approximately £7,500 per annum payable.

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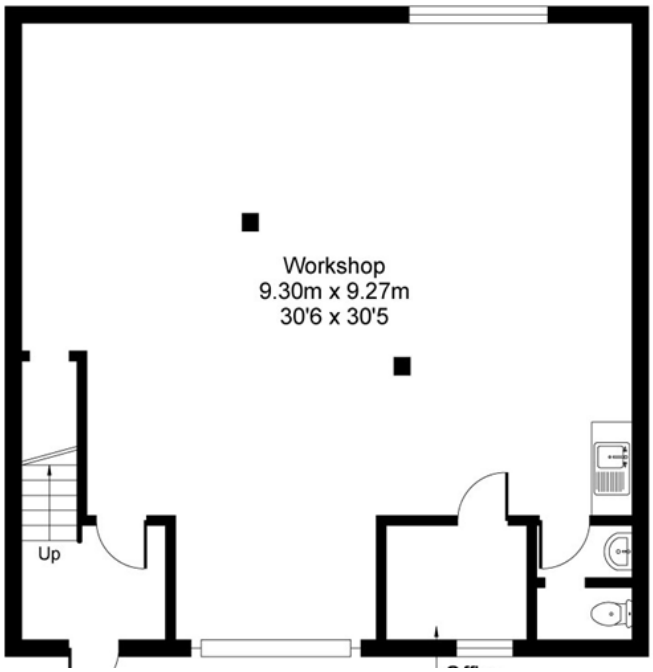
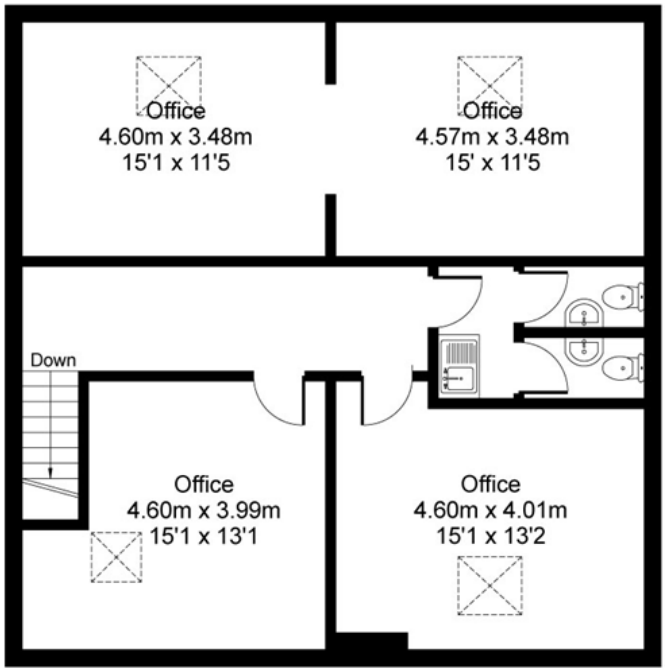
FLOOR PLANS – NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



Ground Floor



First Floor

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ENERGY PERFORMANCE CERTIFICATE (EPC)





VIEWING & FURTHER INFORMATION:

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REF No. 26/029C

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