



INDUSTRIAL/WAREHOUSE UNIT

4,882 sq ft (454 sq m)

TO LET



UNIT B, FOSTERS BUSINESS PARK OLD SCHOOL ROAD, HOOK, RG27 9NY

- Full height and full width loading doors
- Fenced forecourt
- 6.36m eaves (20ft 6ins)
- 3 phase power

Unit B, Fosters Business Park, Old School Road, Hook, Hants, RG27 9NY

LOCATION: Hook is approximately 40 miles south west of central London, 5 miles east of Basingstoke and 10 miles south east of Reading. The town is situated approximately 1½ miles north of junction 5 of the M3 motorway. Rail services run from Hook station and connect to London, Waterloo.

Fosters Business Park is an industrial/business park situated to the west of Hook town centre just off the A30 London Road. Junction 5 of the M3 motorway is about ½ mile distant via the A287.

DESCRIPTION: The available accommodation comprises a unit in the middle of a staggered terrace of 3 properties. Essentially it comprises warehouse space with the benefit of access doors running across the whole of the frontage. It is a steel portal frame buildings with clad walls. To the front there is an enclosed area of hardstanding.

FLOOR AREAS: The premises have a gross internal floor area of 4,882 sq ft (457.97 sq m).

LEASE: A new lease for a term by arrangement, to be outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

RENT: £40,000 per annum exclusive.

RATES: We have been verbally informed by the Local Authority that the units have a rateable value of £31,000 at a rate of 0.49.9p in the £ (2020 -2021).

EPC: D-90.

LEGAL COSTS: Each Party is to be responsible for their own legal costs.

VIEWING: Strictly by appointment through the sole agents:



Email: brian.pickett@bdt.uk.com

Our ref: BRP/dal/UnitBFosterBusinessPark/11.06.2020

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Misrepresentation Act 1967: The particulars contained in these particulars are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.

Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessor must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.