

WELL PROPORTIONED MID-TECH BUSINESS UNITS

TO LET

1,837 or 1,860 ft² or 3,697 ft²

£11.50 ft²

UNITS 11 & 12 MURRELL GREEN BUSINESS PARK, LONDON ROAD, HOOK, RG27 9GR



**7 Alexandra Road
Farnborough
Hampshire
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- ▶ **Business Space Set Over 2 Floors**
- ▶ **Good Height Loading Doors**
- ▶ **Workshop/Storage space to ground floor**
- ▶ **Both Ground and First Floor Toilet Facilities**
- ▶ **Dedicated Parking/Loading Areas to Each Unit**
- ▶ **Room for Around 3/4 cars per Unit**
- ▶ **Located on the A30 Equi Distance Between Hartley Wintney & Hook**

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.

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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 Tesco's superstores.



Example of First Floor Offices

DESCRIPTION

The properties comprise two mid terrace, Mid-Tech Industrial/Warehouse units which offer flexible office and storage accommodation, the units are 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, or re-adjusted to suit a tenant's needs/requirements.

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ACCOMMODATION

Approximate floor areas:-

Unit 11

Ground Floor Area	947 ft ²	88 m ²
First Floor Area	890 ft ²	82.77 m ²
Sub Total	1,837 ft ²	170.77 m ²

Unit 12

Ground Floor Area	956 ft ²	88.9 m ²
First Floor Area	904 ft ²	84 m ²
Sub Total	1,860 ft ²	172.9 m ²
TOTAL AREA	3,967 ft²	343.67 m²



LEASE

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

RENT

Unit 11 - £21,250 pax
Unit 12 - £21,500 pax

Please note that the rents quoted exclude all other outgoings.

SERVICE CHARGE

£1,500 per unit, per annum.

BUILDINGS INSURANCE

Buildings insurance approx. £706.37 pa, per unit.

VAT

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

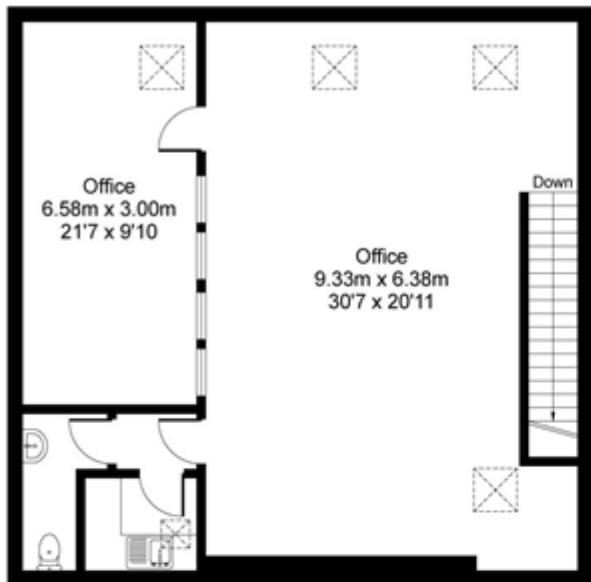
BUSINESS RATES

Currently the rateable value of the premises are combined at a Rateable Value of £33,250, which at the current Uniform Business Rate (UBR) equates to around £14,364 for the year 2026/2027. The units will be reassessed and we anticipate that on a split that the assessments will be very roughly half of the current Rateable Value. With all the changes that have been happening to Business Rates we now recommend that interested parties contact Hart District Council for accurate information on 01252 622122.

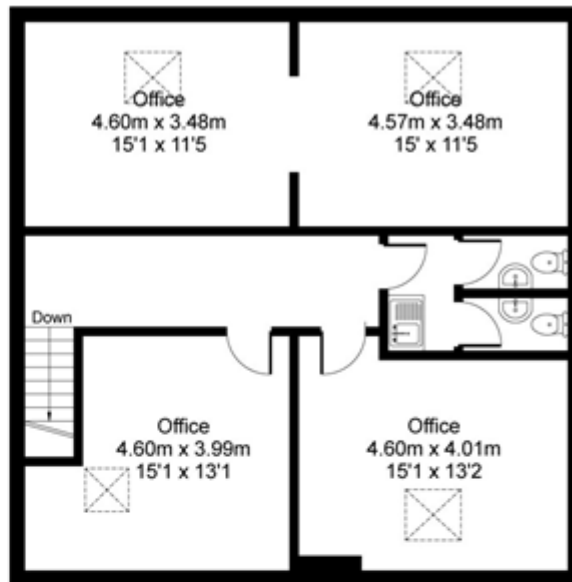
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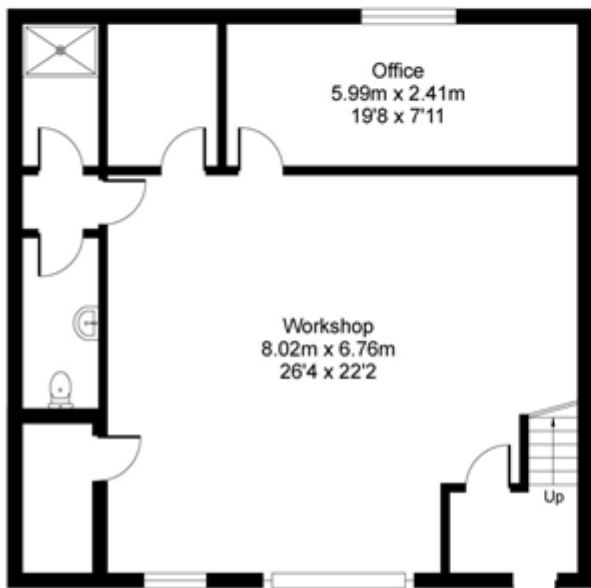
FLOOR PLANS – NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



First Floor = 88.3 sqm / 951 sqft



First Floor = 86.3 sqm / 930 sqft



ENERGY PERFORMANCE CERTIFICATE (EPC)

Both Units 11&12

26-50

B

33 B

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VIEWING & FURTHER INFORMATION:

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REF No. 26/029C

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