

# Industrial / Warehouse TO LET

**HOLLIS  
HOCKLEY**



## 17c Murrell Green Business Park, London Road, Hook, RG27 9GR

Modern industrial unit on established Business Park

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,193 sq ft / 203.74 sq m
<b>Rent</b>	£30,000 per month
<b>BER Rating</b>	E (101)

### Key Points

- Presented in good order
- Full height roller shutter loading door
- Private car parking area
- Mostly air-conditioned

# 17c Murrell Green Business Park, London Road, Hook, RG27 9GR

## DESCRIPTION

Unit 17c is located in a prominent position on Murrell Green Business Park, being close to the entrance to the scheme, with good loading provision, and a private car parking area for 4-6 cars, immediately adjacent to the building.

Internally, the floor space is presented in clean order, with air-conditioning to the ground floor industrial area, with air-conditioning to the mezzanine studio area above, which is removable if full height is required.

There are separate first floor office areas, accessed from the front reception / hallway and stairwell, such that these are separate from the main industrial area, but interconnect with the mezzanine studio area. There is a ground floor WC and kitchen.

The unit has a copper connection to the fibre onto the general Murrell Green scheme, which we are advised is of fast speed, but there is potential for the full fibre connection if required.

The unit has a full height roller shutter loading door, and 3 phase power.

## LOCATION

Murrell Green is conveniently located along London Road, within a short drive of Hook / M3 Junction 4, or with easy access also to Hartley Wintney.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Industrial area	1,227	113.99	Available
Mezzanine - Mezzanine studio	553	51.38	Available
1st - First floor office	413	38.37	Available
<b>Total</b>	<b>2,193</b>	<b>203.74</b>	

## LEASE TERMS

Available on new flexible lease terms.

£30,000 per annum exclusive.

## RATES

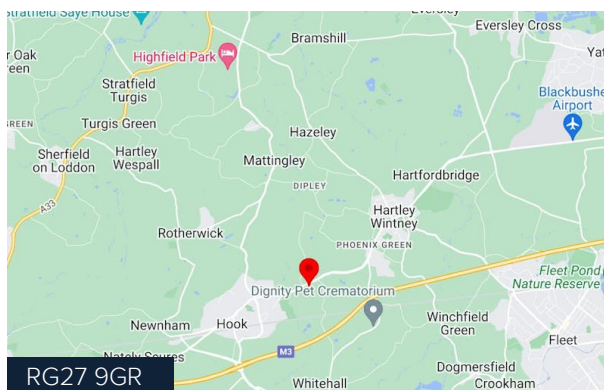
Rates for 17c to be confirmed as currently joined with 17b at £26,250 pa / rates payable - £14,332.50 for both.

## EPC

EPC rating E/101.

## LEGAL FEES

Each party to meet their own legal fees incurred in the transaction.



## Viewing & Further Information

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