

Time for a Move?



**Zenith House could be a timely solution!**

Three floors of **refurbished** and **air conditioned** offices arranged in a **detached** building close to **Hook** town centre and railway station.

From **2,900** sq ft up to a total of **9,350** sq ft.

**TO LET**



**ZENITH HOUSE**

MERIDIAN OFFICE PARK • OSBORN WAY • HOOK • HAMPSHIRE • RG27 9HY

# ZENITH HOUSE

MERIDIAN OFFICE PARK · OSBORN WAY · HOOK · HAMPSHIRE · RG27 9HY

The Meridian Office Park is situated in Osborn Way, little more than a mile from junction 5 of the M3 motorway and within walking distance of the railway station and Hook town centre amenities (which include a Tesco store). The development comprises 5 traditionally built office buildings, with Zenith House the most prominent, situated adjacent to the entrance to the development.

The building is detached and self contained, offering accommodation arranged over three floors, with extensive and adjoining car parking spaces. Office space is provided around a central core which contains a passenger lift and WC facilities.



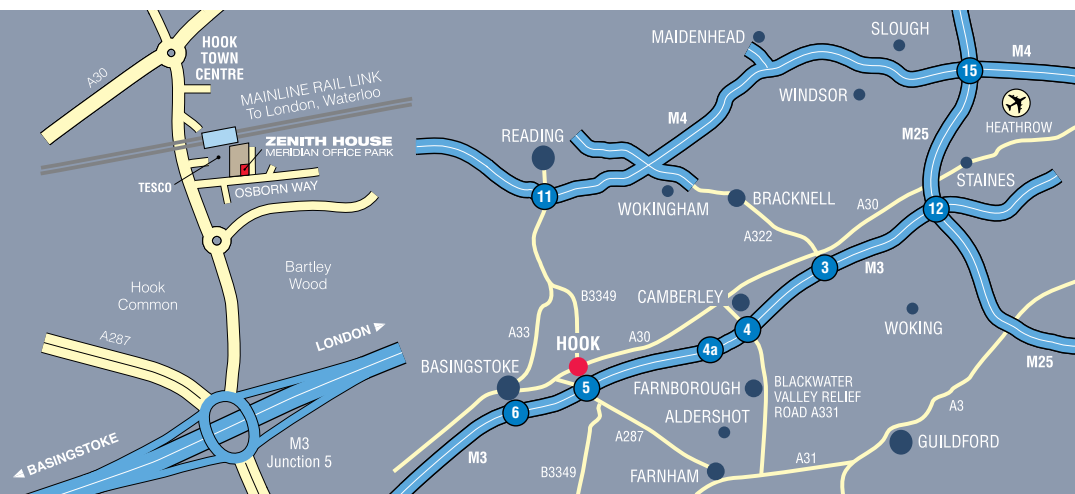
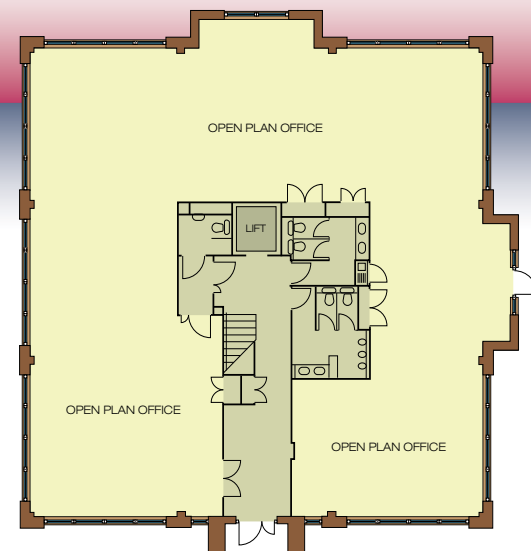
## Hook

- 39 miles west of London
- Served by junction 5 of the M3 motorway, within a mile from Zenith House
- Frequent rail service to London Waterloo (journey time of less than an hour)
- Occupying a strategic position on the M3 motorway with easy access to Basingstoke, Camberley/Farnborough, Reading and Guildford
- Within easy striking distance of Heathrow and Gatwick airports
- Good sporting and recreation facilities together with a wide range of housing

## Floor Areas

	sq ft	sq m
Ground floor	2,902	270
First floor	3,181	295
Second floor	3,271	304
<b>Total Net Area</b>	<b>9,354</b>	<b>869</b>

Subject to on site verification.



## Amenities

- Attractively refurbished, largely open plan offices
- Ceiling hung air conditioning cassettes & ventilation system
- Suspended ceilings with fluorescent lights
- Raised access floors with existing boxes
- Gas fired central heating
- Passenger lift
- Tea point/kitchenette area
- Toilet facilities, including disabled
- 53 on site car spaces



## Terms

The property is held by way of a headlease expiring in September 2015. Assignment or subletting will be considered, together with sublettings of individual floors. Further information and costs are available from the sole agents.

## Possession and Viewing

Each party is to bear their own legal costs. Viewings can be arranged by appointment through the sole letting agent:

**Misrepresentation Act 1967:** The particulars contained in this brochure 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 lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.



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