## For Sale FREEHOLD COMMERCIAL DEVELOPMENT OPPORTUNITY

4.06 acres / 1.643 hectares outline scheme

# 101 Hawley Lane Farnborough Hampshire GU14 8JG



The outline planning consent takes into consideration the existing location of the Railway Enthusiasts Club building. It is proposed that the Dolphin Underwater Club small building is demolished and provided else where on site.



### **Planning**

(24/00702/OUT) Outline planning application (with scale, layout, appearance and landscaping reserved for future consideration) for up to 5,225 sq m of employment space (use classes E(g)(iii), B2 and B8) and associated highway access works. Further details available in the data room.



Unit C

#### **Tenure**

The subject site comprises freehold title under title number (part) HP662912.

#### Lease

The existing buildings on site are currently occupied by two entities: the Trustees of the Railway Enthusiasts Club and the Dolphin Underwater Club. The Vendor is actively working to finalise arrangements that would allow for the potential relocation of these occupiers to alternative areas within the site, should the purchaser wish to proceed on that basis. While discussions are well advanced, the new lease agreements have not yet been formally executed. However, it is anticipated that certainty regarding these arrangements will be provided prior to exchange of contracts subject to the conclusion of final negotiations and documentation.



#### Location

Hawley Lane, situated in Farnborough within the borough of Rushmoor, offers an exceptional location for industrial and logistics operations. The site boasts excellent accessibility, being approximately 2.5 miles from Junction 4 of the M3 motorway, which connects to the A331.

This prime location provides outstanding connectivity to key transportation links. Farnborough Train Station is conveniently located 2.5 miles from the site, while Farnborough Airport is just 3 miles away.

Nearby occupiers include The Sofa Delivery Company, Shurgard / Lok'n Store, Mercedes-Benz, Jewsons and Screwfix.

#### **Legal costs**

Each party is to be responsible for their own legal costs.

#### Sales process

The site is to be sold on a freehold basis with conditional and unconditional offers being considered.

#### **Viewings**

Strictly by prior appointment with the sole agents block viewing dates.



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### **Drive times**

	Distuille	Tillie
M3, Junction 4	1.5 miles	4 mins
M25, Junction 12	13 miles	20 mins
Reading	18 miles	28 mins
Southampton	43 miles	45 mins
Central London	32 miles	50 mins
Oxford	55 miles	55 mins
Heathrow Airport	22 miles	27 mins
Gatwick Airport	49 miles	55 mins
Luton Airport	51 miles	55 mins

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