



UNIT 4

HAWLEY LANE

TRADE CENTRE

FARNBOROUGH GU14 8EH

Highly prominent Unit  
Trade Counter/Warehouse/Industrial  
Easy access to M3 Junction 4

8,044 SQ FT

 Grant Mills Wood  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
020 7629 8501



## KEY FEATURES



Trade entrances



Eaves height 6.10m (20ft)



Electric panel loading door



Covered loading



17 parking spaces



3 phase electricity, gas and water connected



First floor offices



WC facilities



The units are prominently and conveniently positioned fronting Hawley Lane, a recognised trade counter location, with easy access to the M3 (Junction 4) and A331 Blackwater Valley Route.

The scheme comprises trade counter/warehouse/ industrial units of steel portal frame construction with profile cladding and brick elevations.

The units benefit from ground floor trade counter/ showroom/ offices with flexibility to extend; and first floor offices.

The unit has 17 car parking spaces. Covered loading to Unit 4.

UNIT 4	SQ M	SQ FT
Warehouse/Industrial	534.74	5,756
Trade Counter/Showroom/Offices	107.58	1,158
First floor offices	104.98	1,130
<b>TOTAL (GIA)</b>	<b>747.30</b>	<b>8,044</b>







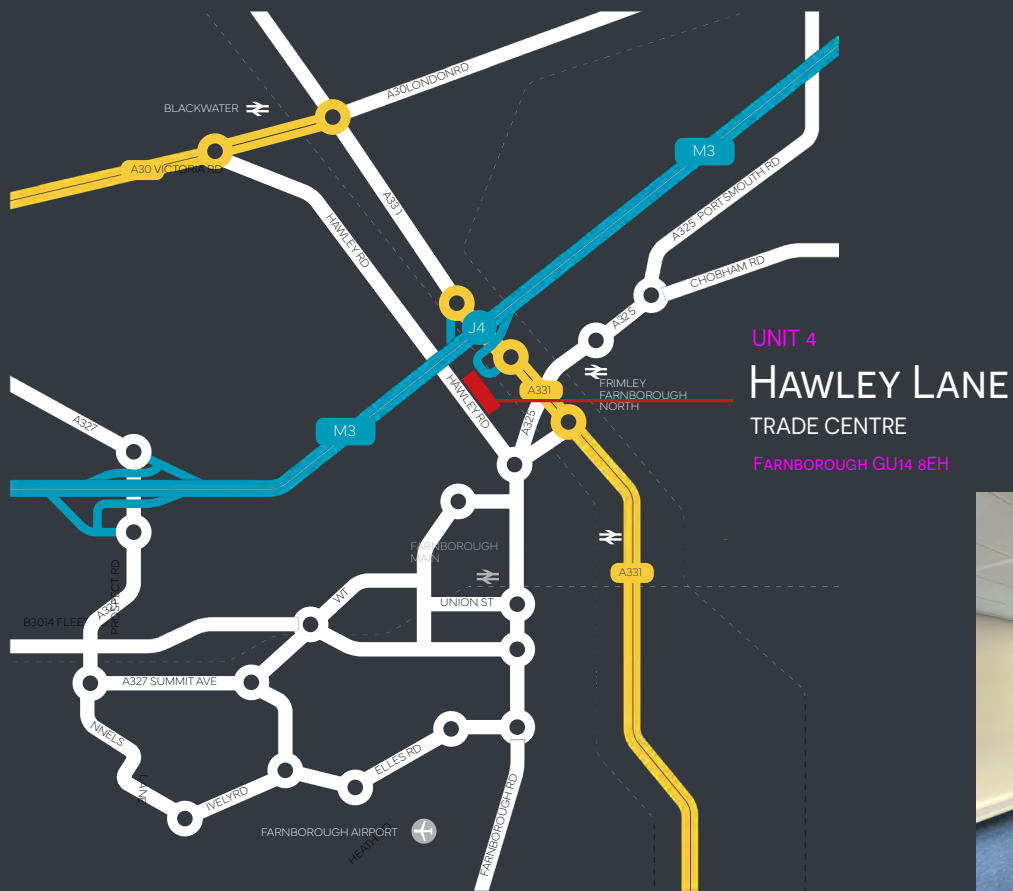
Ground floor plan

Flexibility to extend trade counter/showroom area or offices.

Hawley Lane  
TRADE CENTRE

Farnborough  
GU14 8EH





### TERMS

The units is available to let on FRI terms.

### EPC

Unit 4 – B 29

### RENT

On application



For further information please contact:

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