



UNIT 4

HAWLEY LANE

TRADE CENTRE

FARNBOROUGH GU14 8EH

8,044 SQ FT

- Highly prominent Unit
- Trade Counter/Warehouse/Industrial Uses
- Easy access to M3 Junction 4
- Other national trades on site
- Circa 6m Eaves
- 17 Parking Spaces

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com

020 7629 8501

KEY
FEATURES



Trade entrance



Eaves height 6.10m



Electric loading door



Covered loading



17 parking spaces



3 phase electricity, gas and water connected



First floor offices



WC facilities



The unit is 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 occupiers along with industrial and warehouse uses. Unit 4 is of steel portal frame construction with profile cladding and brick elevations.

The unit benefits from ground floor trade counter/ showroom/ offices with flexibility to extend such; and first floor offices.

The unit has 17 car parking spaces and covered loading.

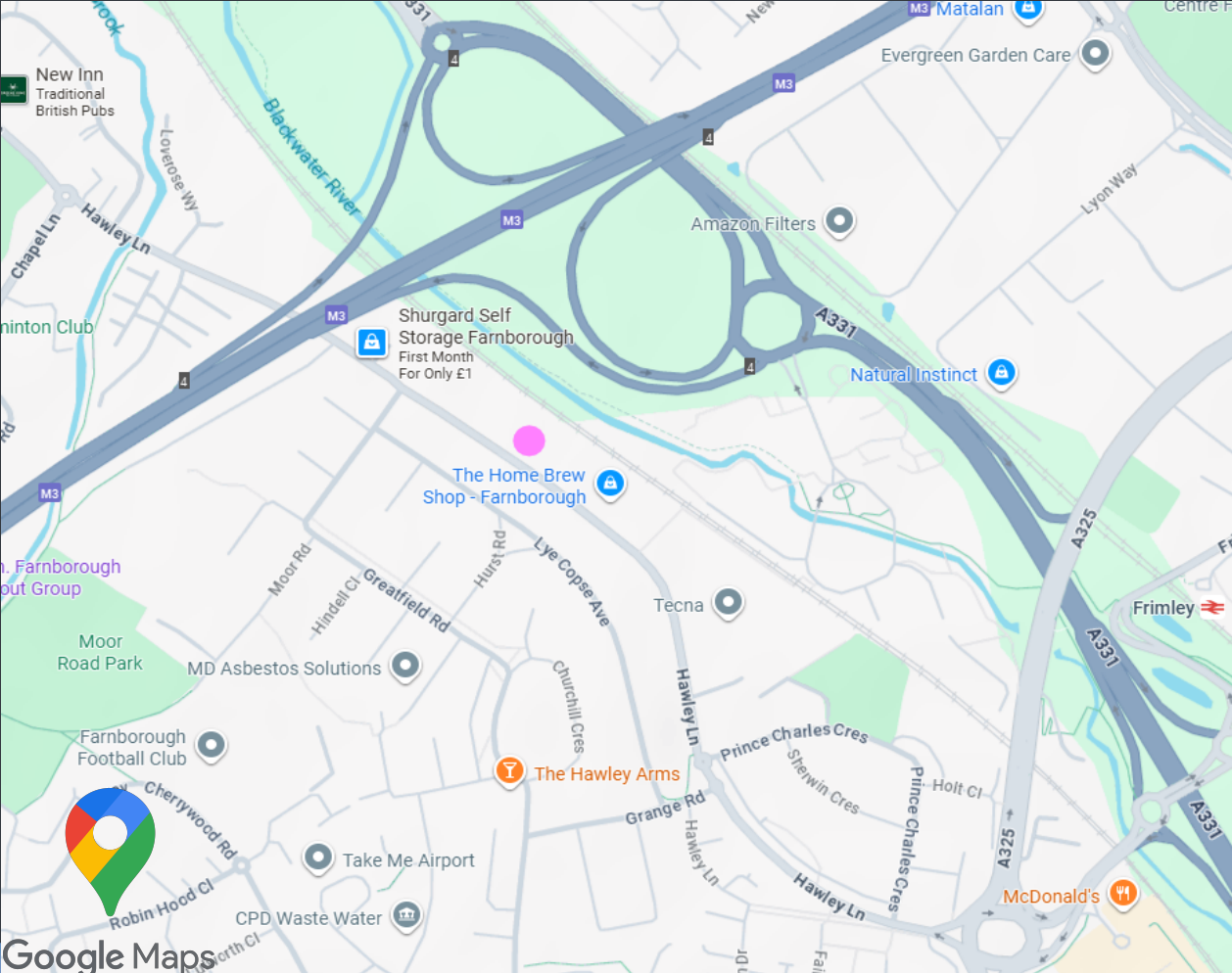
UNIT 4	SQ M	SQ FT
Warehouse/Industrial	534.74	5,756
Trade Counter/Showroom/Offices	107.58	1,158
First floor offices	104.98	1,130
TOTAL (GIA)	747.30	8,044



Ground floor plan

Flexibility to extend trade counter/showroom area or offices.

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Hawley Lane
TRADE CENTRE
Farnborough
GU14 8EH



FOR FURTHER INFORMATION

Fabian Stuart Smith
Fabians@grantmillswood.com
 07494474190

Jonathan Hay
Jonathanh@grantmillswood.com
 07798605532

TERMS

The unit is available to let on FRI terms.

EPC

Unit 4 – B 29

RENT

On application

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All parties must make their own enquiries. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 10/25

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