

PRELIMINARY DETAILS



## Unit 1, 106 Hawley Lane, Farnborough, GU14 8JE

SELF CONTAINED WAREHOUSE AVAILABLE IMMEDIATELY

<b>Tenure</b>	To Let
<b>Available Size</b>	25,208 sq ft / 2,341.90 sq m
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

- Good Prominence
- Large Yard
- Extensive Refurbishment
- 69 Car Parking Spaces
- Secure Site

## Description

The property comprises a detached industrial building providing warehouse accommodation to the rear with an integrated two-storey office block to the front, totalling 25,208 sq ft GIA. The unit is constructed of a steel portal frame with a combination of profiled metal and cement sheets on the roof and pre-case concrete cladding panels to the elevation. The industrial space has two roller shutter doors to the southern elevation with 10% roof lights and gas blower heaters.

There is a large yard area to the front of the building which is secured by perimeter fencing. The offices provide open plan accommodation and benefit from air-conditioning, suspended ceilings, raised floors and Cat 2 lighting. There is also parking for approximately 69 spaces to the side and front of the unit.

## Location

Farnborough is situated in the heart of the Blackwater Valley in the county of Hampshire, approximately 36 miles south-west of Central London. Neighbouring towns include Bracknell, Camberley, Farnham and Guildford via the A331. The town benefits from two railway stations, Farnborough Main and Farnborough North, which provide regular direct services (4 peak hour trains per hour) to central London Waterloo with a journey time of approximately 35 minutes and Frimley Station is also only 1.5 miles away.

The town benefits from excellent road communications and served by both Junctions 4 and 4a of the M3 motorway. The M25 Junction 12 is 15 minutes to the east, giving access to both Heathrow (23 miles) and Gatwick (36 miles) International Airports. The A331 Blackwater Valley Relief Road has further improved road communications, with dual carriageway access now possible from Junction 4 of the M3 through to the A3 trunk road via the A31.

## Situation

The property is situated in an established industrial location, with good prominence onto Hawley Lane, less than half a mile north of the intersection with the A325 Farnborough Road. The M3 motorway Junction 4 is approximately one mile from the property and thereby benefitting from excellent motorway connections to Central London and the M25 network.

Occupiers in the immediate location include Lok'nStore, Forumla One Autocentres, Screwfix, The Savill Group and Cane Adams.

Frimley Business Park is located a short distance to the north east and occupiers include Hyster Yale Group, Novartis, Vysionics, Boeing, Geness, Nagra UK, Handelsbanken and Silverbean Coffee.

## Accommodation

Ground floor light industrial/warehouse - 14,574 sq ft

Ground floor offices - 10,634 sq ft

Total - 25,208 sq ft

The property occupies a site of 1.39 acres (0.56 ha) and has a low site coverage of 37%.



## Viewing & Further Information

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