

lots  
48-50

Vacant  
Possession

## Units 3, 4 and 5, Hawley Lane Business Park Frimley, Farnborough GU14 8JE

Freehold Warehouse/Industrial  
Investment Opportunities

To Be Offered as Three Separate Lots

- Stylish flexible refurbished business accommodation
- Located within an established industrial/business area at Junction 4 of the M3
- Suitable for owner occupiers

- Could be used for a Trade Counter (subject to consents)
- Includes excellent car parking
- Six Week Completion





Photograph Taken March 2009



Unit 3

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Unit 4

**Location**

Miles: 35 miles south-west of Central London  
14 miles north-west of Guildford  
16 miles south-east of Reading  
Roads: M3 (Junction 4), M25 (Junction 12), A325, A331  
Rail: Frimley Rail Station, Farnborough (main) Rail Station (approximately 40 minutes to London Waterloo)  
Air: London Heathrow Airport, London Gatwick Airport

**Situation**

The properties are prominently situated immediately south of Junction 4 of the M3 Motorway, on the north side of the busy Hawley Lane (B3272), close to its junction with Farnborough Road (A325). The locality is an established and busy commercial area with occupiers including Bentalls Distribution Warehouse, Lock N Store and BEW Electrical Wholesalers.

**Description**

The properties comprise three newly refurbished, purpose built warehouses with a prominent frontage to Hawley Lane. Each unit consists of an open plan ground floor and first floor gallery, to provide flexible business space. These Industrial Units could be used for Trade Counter (subject to consent). Unit 7 appears to be in Trade Counter use. The units each benefit from a total eaves height of 8.8m (28' 10"), a vehicle access loading door, a private yard, unloading areas and private parking.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Lot	Unit	Floor	Use	Floor Areas (Approx)		Possession
48	3	Ground First Floor Gallery	-	277.66 sq m 221.88 sq m	(2,988 sq ft) (2,388 sq ft)	<b>VACANT POSSESSION</b>
49	4	Ground First Floor Gallery	-	279.49 sq m 221.50 sq m	(3,008 sq ft) (2,384 sq ft)	<b>VACANT POSSESSION</b>
50	5	Ground First Floor Gallery	-	279.80 sq m 221.86 sq m	(3,011 sq ft) (2,388 sq ft)	<b>VACANT POSSESSION</b>

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