



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

SELF CONTAINED WAREHOUSE AVAILABLE IMMEDIATELY - RARE REFURBISHMENT OPPORTUNITY

Tenure	To Let / For Sale
Available Size	27,944 sq ft / 2,596.08 sq m
Business Rates	Upon application
EPC Rating	Upon Enquiry

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

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 27,944 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-cast 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

Occupiers in the immediate location include Amazon, Bae Systems, DPD, FedEx, LoK'nStore, Screwfix, STIHL and Selco Builders Warehouse

60% of the UK's population can be reached within 4.5 hours, and 15.6 million consumers can be reached within just one hour.

Accommodation

Total area: 27,944 sq ft

Warehouse: 14,639 sq ft

Ground Floor Offices: 6,814 sq ft (including entrance hall)

First floor Offices: 6,491 sq ft (excluding the stair and void)

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

Demographics

Farnborough benefits from excellent labor pool demographics. In Hampshire, 25,000 people work in the Transport and Storage industries, this is 40% more than the wider Surrey region, indicated a comparatively larger work force suited to employment in the industrial and logistics sector. Moreover, the excellent rail and road connectivity puts 3,547,248 million people within a 45 minutes commute time to the unit.



Viewing & Further Information

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