

# WAREHOUSE/INDUSTRIAL BUILDING WITH POTENTIAL FOR TRADE COUNTER

**FOR SALE/TO LET      TOTALLY REFURBISHED**

13,215 ft<sup>2</sup> (1,227.7 m<sup>2</sup>)

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**UNIT 2 106 HAWLEY LANE, FARNBOROUGH,  
HAMPSHIRE, GU14 8JE**

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**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

**T: 01252 415900  
F: 01252 372631**

Offices also at Farnham

[www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)  
[ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

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- ▶ **Excellent Trade Counter Location on Busy Arterial Route**
- ▶ **High Office Content would Suit Mid Tech User**
- ▶ **Large Car Park for 37 Cars plus Yard Area**
- ▶ **Separate Vehicle Access to be Provided**
- ▶ **New Electric Loading Door**
- ▶ **Secure and Fenced Site**
- ▶ **Refurbished Toilet Facilities**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

Unit 2 is located in a prominent position on Hawley Lane, a short drive from Farnborough Gate Shopping Scheme, and to the Blackwater Valley Relief Road connecting to Junction 4 of the M3, and the A31 Guildford to Farnham Road.

Farnborough has an excellent main line service to Waterloo, with frequent fast trains operating every 15 minutes at peak times.

## NEARBY TRADE/RETAIL USERS

Camberley Auto Factors  
Cane Adam  
F1 Autocentres  
BEW Electrical  
The Wheel Specialist

## DESCRIPTION

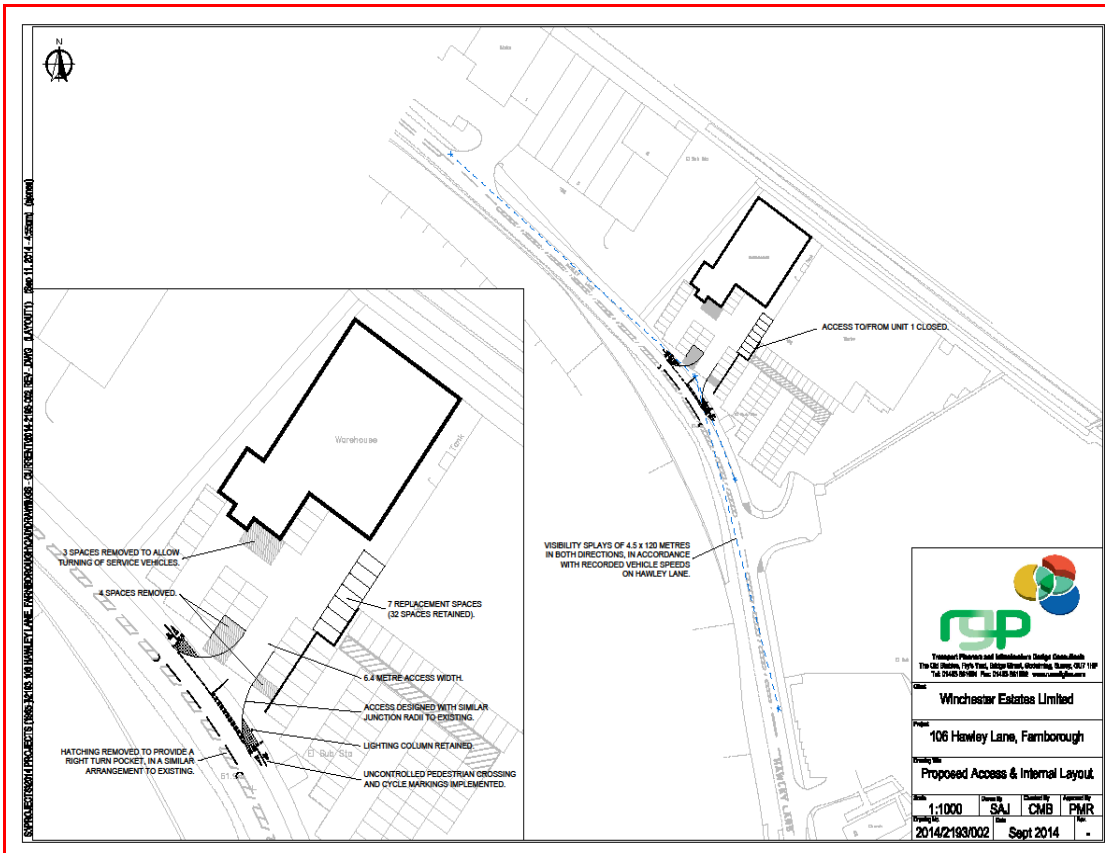
The unit is constructed of steel framing and sectional concrete construction, under a pitched steel clad roof, the latter of which was replaced approximately 10 years ago.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice on a Gross Internal basis.

Ground Floor Industrial/Warehouse	7,288 ft <sup>2</sup>	(677.07 m <sup>2</sup> )
Ground Floor Offices	1,427 ft <sup>2</sup>	(132.57 m <sup>2</sup> )
First Floor Offices	4,500 ft <sup>2</sup>	(418.06 m <sup>2</sup> )
<b>Total Built Area</b>	<b>13,215 ft<sup>2</sup></b>	<b>(1,227.7 m<sup>2</sup>)</b>





## New Separate Access to be installed

### TERMS

The building is available by way of new full repairing and insuring lease on terms to be agreed.

### RENT

A quoting rent of £99,000 per annum exclusive of outgoings.

### FOR SALE

Our clients will sell their freehold interest with further information on application.

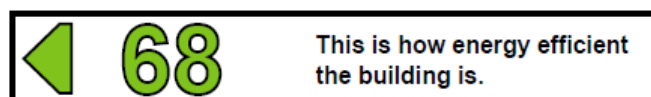
### VAT

The premises have been elected for VAT, therefore, VAT is chargeable on the sale price and the rent.

### BUSINESS RATES

We believe the premises has a rateable value is £65,500, on the basis of the uniform business rate at £0.49 in the pound this will give rates payable of approximately £32,095 payable).

### EPC



### VIEWING

Strictly by appointment with the **Joint Sole Agents:**

David Savage  
**Clare & Company**  
7 Alexandra Road  
Farnborough  
GU14 6BU

Peter Bellion  
**Kingstons**  
The Annex, 28 Castle Street  
Guildford  
GU1 3UW



**Telephone:** 01252 415900  
**Mobile:** 07798 761028  
**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

01483 572999  
07905 419795  
[peter@kingstons.net](mailto:peter@kingstons.net)

**REF**  
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