



Units A & B Hawthorn Farm

Willis Lane, Four Marks, GU34 5AP

Class E Premises

292 to 631 sq ft
(27.13 to 58.62 sq m)

- Attractive rural location
- Range of potential uses
- Electric panel heaters
- Perimeter trunking
- Double glazing
- Shared kitchen & WC facilities
- Car parking within a private yard
- Easy access to A31

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Summary

Available Size	292 to 631 sq ft
Rent	£7,950 per annum per unit
Business Rates	TBC
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available space at Hawthorn Farm comprises two Class E properties which are self-contained, ground floor units of timber frame construction with part block work and part cedar clad elevations, all under a pitched, corrugated steel roof.

Amenities include carpeting, recessed spotlights, electric panel heaters, perimeter trunking, double glazing providing excellent natural light, plus a shared kitchen and WC facilities. Externally, the units benefit from good car parking within a private yard with easy access from Willis Lane.

Location

Hawthorn Farm is situated in Willis Way, which has good access to the A31 Winchester Road either via Hawthorn Road and Lymington Bottom, or directly off Telegraph Lane. The A31 provides convenient access to Alton and Farnham to the north and Winchester to the south. Junction 9 of the M3 motorway is located approximately 14 miles away at Winchester.

Accommodation

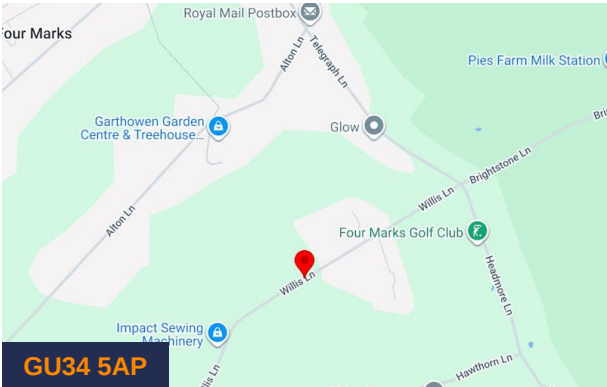
The accommodation comprises the following net internal areas:

Name	sq ft	sq m	Availability
Unit - A	292	27.13	Available
Unit - B	296	27.50	Available
Unit - Shared kitchen	43	3.99	Available
Total	631	58.62	

Lease Terms

A new full repairing and insuring lease(s) is available on terms by negotiation.

Rent will be **£7,950 pax per unit**.



Viewing & Further Information



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