



Industrial Unit at Lodge Farm

Hook Road, North Warnborough, Hook, RG29 1HA

New Build Industrial Unit

13,745 sq ft
(1,276.95 sq m)

- B2 Planning Use - General Industrial
- 3 Electric Roller Shutter Doors
- Power Supply 250 Kva
- Ample Car Parking
- Located in Close Proximity to the M3 (J5)
- Well Established Business Location
- Hours of Use = 6am to 8pm (subject to Landlord approval)
- Could Be Split (STP)

Industrial Unit at Lodge Farm, Hook Road, North Warnborough, Hook, RG29 1HA

Summary

Available Size	13,745 sq ft
Rent	£10.00 per sq ft
Business Rates	To be assessed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The industrial unit comprises three electrically operated roller shutter loading doors measuring 3.00m (h) x 3.64m (w), a generously sized yard, ample car parking and a minimum eaves height of 3.14m. The property will be fitted with solar panels and can be split into three separate units if this is of greater interest to occupiers.

The property has been built in accordance with the following approved planning application by Hart District Council: 21/02690/FUL | Construction of single storey building for general industrial use (Land Use Class B2) with associated car parking, servicing and access | Land At Lodge Farm Hook Road North Warnborough Hook RG29 1HA

Location

The property is located on Lodge Farm, in close proximity to Junction 5 of the M3 which provides good links to not only London but also to Winchester and Southampton.

The neighbouring villages of Odiham and Hook have seen rapid growth in population in recent years, and the area has become a sought after location for businesses.

Other occupiers on Lodge Farm consist of Newlyn's Farm Shop, CCL Wetrooms, Culinary Concepts, Cast Contracting, FineLine Flooring and ArenaFit.

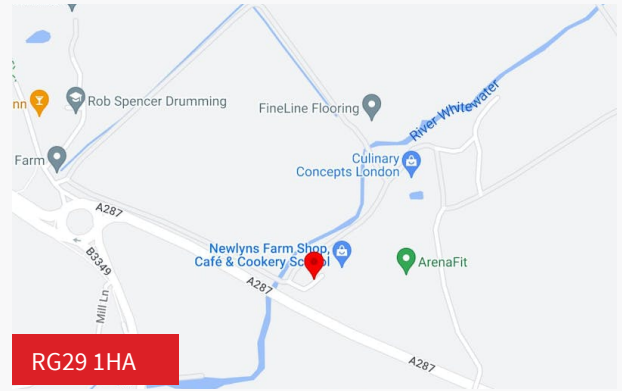
The nearest railway station is situated in Hook just 1.9 miles from the subject property and offers direct links to London.

Terms

The accommodation is available on the basis of a new FRI lease for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

Tom Nurton
01256 462222 | 07741 551255
tnurton@curchodandco.com

Edward Rees
01256 462222 | 07818 451040
erees@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 08/05/2024



