



SECURE, OPEN STORAGE SPACE – TO LET

YARD AREAS FROM 3,000 TO 9,500 SQ FT (approximately)

Dovecote Site, Hawthorn Lane, Four Marks, Nr. Alton, Hampshire, GU34 5AU

- o Flexible planning consent – Certificate of Lawful Use 29 August 1991
- o Former, 7 acre scrapyards divided into individual, secured yard spaces
- o Electricity and water to each yard (either existing or able to be provided)
- o Easy access to A31, midway between Guildford and Winchester
- o Hardstanding surface, fenced and individually gated
- o Shared staff facilities
- o Security entrance gate to include on-site surveillance

YARD AREAS

Please see attached scanned plan (in the photo section). Note that the plan is for identification only. It is not meant to form part of any contract.

1. 9365 sq ft (870 sq m) – Direct access to Hawthorn Lane
2. 7650 sq ft (710.5 sq m)
3. Let
4. 7650 sq ft (710.5 sq m)
5. Let
6. 7650 sq ft (710.5 sq m)
7. Let
8. 7650 sq ft (710.5 sq m)
9. 7650 sq ft (710.5 sq m)
10. 7650 sq ft (710.5 sq m)
11. 7650 sq ft (710.5 sq m)
12. Waste disposal Licence
13. 3000 sq ft (286 sq m)

NOTE

The overall site is in the process of division with the above currently available. Yard areas can potentially be combined to provide larger spaces.

RATES

Interested parties are advised to contact the rating authority, East Hampshire District Council.

TERMS

Yards are available on new, tenancy agreements for length of term to be agreed. Rental guide is £2,000 per calendar month for standard sized areas, eg. Units 2, 4, 6, 8, 9, 10, 11.

VIEWING

Strictly by appointment with Glanfield Holmlund, Tel: 01420 544117, Mob: 07785 346709, Email: glanfield.holmlund@talk21.com

Map

Map available on request

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. The areas quoted are approximate.

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

Anti Money Laundering: To comply with Anti Money Laundering Regulations, Glanfield Holmlund undertake ID checks for all successful purchasers and tenants where legislations require us to do so.