



HAZELEY
ENTERPRISE PARK

TO LET

High Quality Industrial/Office Units
Ranging from 1,448 sq.ft - 17,428 sq.ft.



PHASE 1 UNDER CONSTRUCTION - AVAILABLE Q2 2026

HAZELEY ROAD | TWYFORD | WINCHESTER | SO21 1QA

**Lambert
Smith
Hampton**



Description

Hazeley Enterprise Park offers flexible business space for rent in the heart of Hampshire.

Ideal for entrepreneurs and established companies seeking to lease accessible, affordable space within an outstanding environment. Adaptable, modern work spaces with ready access to the M3, rail and air transport. New on site café and events space.

Accommodation Schedule

LIGHT INDUSTRIAL		
Unit	sq m	sq ft
Unit 23	352	3,789
Unit 24	349	3,757
Unit 25	352	3,789
Unit 23-25 (if combined)	1,053	11,334
Unit 26	352	3,789
Unit 27	350	3,767
Unit 28	352	3,789
Unit 26-28 (if combined)	1,054	11,345
Unit 29	448	4,822
Unit 30	446	4,801
Unit 32	352	3,789
Unit 33	352	3,789
Unit 32-33 (if combined)	704	7,578
Unit 34	352	3,789
Unit 35 (Under Offer)	349	3,757
Unit 36 (Under Offer)	352	3,789
Unit 37	305	3,283
Unit 38	349	3,757
Unit 39	352	3,789
Unit 37-39 (if combined)	1,053	11,334
Unit 19	1,620	17,438

OFFICES		
Unit	sq m	sq ft
Unit 20 Ground Floor 1	137.5	1,480
Unit 20 Ground Floor 2	137.5	1,480
Unit 20 First Floor 1	134.5	1,448
Unit 20 First Floor 1	134.5	1,448
Unit 20 (if combined)	544	5,856
Unit 40 Ground Floor	281	3,025
Unit 40 First Floor	279	3,003
Unit 40 (if combined)*	560	6,028
Unit 41*	588	6,329

Total	9,123	98,200
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*Possibility to subdivide further.

Site Plan

(editable version to be supplied)



Car Parking

Allocated parking and EV charging for all units.

Tenure

Available on a leasehold basis on terms to be agreed.

Specifications



37.5kN/m²
Floor Loading



Composite insulated
roofing panels



WC & Shower
facilities



Kitchenette
facilities



3 phase power
supply



LED
Lighting



Photovoltaic
panels



EV Vehicle
charging



Electric sectional
loading doors



6m Eaves



Grade A
Office fit out



Proposed
EPC A

Location

Located in the Hampshire countryside at Twyford, between Winchester and Southampton, the existing light industrial and office spaces are fully let. A further 25 units are now under construction, along with an onsite café and events space.

The Park offers a modern let managed by a resident landlord committed to building a thriving work community in a unique Hampshire location.



HAZELEY
ENTERPRISE PARK



M3
7 mins



Winchester
10 mins



Southampton
23 mins



Portsmouth
37 mins



Reading
54 mins



Park Features Under Construction



17

Light Industrial Units
Ability to be let separately or combined



3

New Office Units
That can subdivide into up to 8 stand alone office units



98,200 sq.ft
Total Floor Space



Over 12 acres
of outdoor park and woodland areas



Onsite café
and events space

Terms

On application.

EPC

Targeting EPC A.

BREEAM

Targeting Excellent.

PHASE 1

Due for completion
Q2 2026. Future phases
due for completion in 2027.

Contacts

For further information
please contact the agents.

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The place to plant roots for your business



hazeleyenterprisepark.co.uk

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