



# Commercial Units To Let

*Brand-new workshop & storage units in a rural Hampshire estate*

Unit 5A 4,500–5,000 sq ft | Unit 5B 5,000 sq ft | Unit 5C 4,500 sq ft

A rare opportunity to occupy brand-new, high-specification workshop and storage units within a characterful farm estate in the heart of rural Hampshire. Constructed to an exceptional standard, these units combine agricultural heritage with modern commercial infrastructure — ideal for trade, light industrial and storage occupiers seeking quality space in a well-connected

## Available Units

Unit	Floor Area	Rent (excl. VAT)
Unit 5A	5,000 sq ft / 465 sq m	£45,000 p.a.
Unit 5B	5,000 sq ft / 465 sq m	£45,000 p.a.
Unit 5C	4,500 sq ft / 418 sq m	£40,000 p.a.

## Specification & Features

- 3-Phase Power**  
3-phase electricity supply as standard — suitable for industrial machinery.
- Fibre Optic Broadband**  
Full-fibre connectivity available to keep your business running at full speed.
- Premium Insulation**  
High-spec insulated panel cladding and roof for year-round temperature control.
- Roller Shutter Doors**  
Full-width powered roller shutters for wide-load access and easy vehicle entry.
- Reinforced Float Floor**  
Heavy-duty reinforced concrete flooring rated for forklift and vehicle use.
- Excellent Road Links**  
Quick access to A31 and M3 — South Coast, London and the South East within easy reach.



Interior — clear span, high eaves



Interior — roller door & power fitout

## Location & Connectivity

A31 Alton	4 miles
Junction 6 M3 (Basingstoke)	12 miles
Farnham	14 miles
Winchester	16 miles
Guildford	24 miles

Lasham village sits in north Hampshire between Alton and Basingstoke, with fast access to the A31 corridor. The M3 at junction 6 provides direct links to London, the South Coast and Heathrow. The estate benefits from a private gated entrance, ample yard and turning space, and generous HGV access throughout.

## Lease Terms & Notes

<b>Tenure</b>	New FRI leases available. Term of 5 years with a 3-year break option.
<b>Business Rates</b>	Each unit will be separately assessed. Business rates are payable directly to the local authority.
<b>Service Charge</b>	A service charge applies to cover fire alarm maintenance and shared estate infrastructure.
<b>VAT</b>	VAT is applicable to the rents quoted.
<b>Viewing</b>	Strictly by appointment. Please contact Cameron Marshall to arrange a viewing.

### Contact

**Cameron Marshall**

07557 539458 | [cameron.marshall@lashamfarm.co.uk](mailto:cameron.marshall@lashamfarm.co.uk)