

1,500 SQ FT UNIT WITH CLASS E USE

AVAILABLE ON NEW LEASE – TO LET

Unit 4, Hazel Road, Four Marks, Hampshire, GU34 5EY



- o Prominent location fronting onto Main A31
- o Neighbouring retail parade, Tesco Express and BP filling station with M&S
- o Currently used as retail unit with office/storage – flexible Class E Use
- o Rear vehicular access
- o Ample parking/deliveries
- o Steel frame construction – 5.7 m eaves height
- o Full height loading door to rear, separate pedestrian access
- o Secure compound areas to the side of the building
- o 3 phase electricity, usual staff facilities

Accommodation

(Net internal and external areas are measured in accordance with RICS Code of Measuring Practice)

Ground Floor	1,002 sq ft	93.11 sq m
Mezzanine Showroom	540 sq ft	50.16 sq m
Total	1,542 sq ft	143.27 sq m
Compound Area	242 sq ft	22.48 sq m

Rates

Interested parties are advised to make their own enquires of the Rating Authority, East Hampshire District Council.

EPC

An Energy Performance Certificate is available on request.

Terms

The accommodation is available on the basis of a new lease, for length of term to be agreed. Rental guide on application.

Viewing

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

Map

Map available on request

