

NEW UNITS FOR SALE/TO LET

Under Construction Available early Q4 2015



A new development of industrial/distribution
warehouses situated 1.5 miles from M3 J4

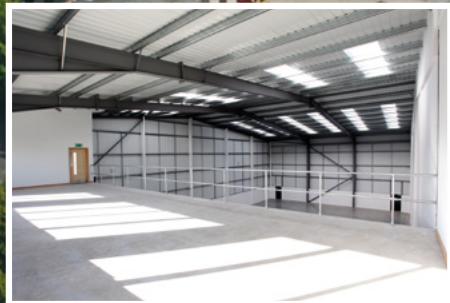
3,186 – 18,837 sq ft (296 sqm – 1,750 sqm)

www.evolutionfarnborough.com

Evolution
Farnborough



HAWLEY LANE FARNBOROUGH



Indicative images of other Chancerygate schemes



A RANGE OF FLEXIBLE UNITS IDEALLY SITUATED FOR THE M3/M25

Freehold or leasehold
3,186 – 18,837 sq ft



Accommodation (sq ft)

Unit	Ground Floor	First Floor	Total sq ft
Unit 1	3,079	1,098	4,177
Unit 2	2,346	840	3,186
Unit 3	2,433	861	3,294
Unit 4	16,695	2,142	18,837
Unit 5	6,114	1,668	7,782
Unit 6	6,114	1,668	7,782
Unit 7	SOLD	SOLD	SOLD

All areas are approximate on a GEA basis



Specification

Units 1-3

- 6.2m clear internal height
- Full height loading doors
- 37.5Kn sq m minimum floor loading
- 15% warehouse roof lights
- First floor mezzanines for storage or fitting out as offices
- Ability to combine units to provide up to 10,657 sq ft

Unit 4

- 8.4m clear internal height
- 2 full height loading doors
- 37.5Kn sq m minimum floor loading
- 15% warehouse roof lights
- First floor mezzanines for storage or fitting out as offices
- Secured Yard - 28.5m deep

Units 5-6

- 8.4m clear internal height
- Recessed Loading Doors
- 37.5Kn sq m minimum floor loading
- 15% warehouse roof lights
- First floor mezzanines for storage or fitting out as offices
- Ability to combine units to provide up to 15,564 sq ft

Location

Evolution is located on Hawley Lane, 1.5 miles south of the M3 (Junction 4) which is accessed directly via the A331. Frimley Rail Station and Farnborough Mainline Station are located 0.5 miles and 1.5 miles away respectively, with the latter offering regular trains direct to London Waterloo with a journey time of approximately 35 minutes.

Travel distances

Road	Distance
M3 (Junction 4)	1.5 miles
Camberley	4 miles
M25 (Junction 12)	13 miles
Heathrow Airport	23 miles
Central London	38 miles
Gatwick Airport	43 miles

Source: Google Maps



Terms

The Freehold of the units are available for sale. Leasehold options will be considered subject to covenant strength.

A development by:

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