



HAZELEY
ENTERPRISE PARK

TO LET
High Quality Industrial/Office Units
Ranging from 3,283 – 17,428 sq.ft.



PHASE 1 – ONLY UNIT 38 AVAILABLE
PHASE 2 – AVAILABLE Q4 2027

HAZELEY ROAD | TWYFORD | WINCHESTER | SO21 1QA

**Lambert
Smith
Hampton**



HAZELEY
ENTERPRISE PARK



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

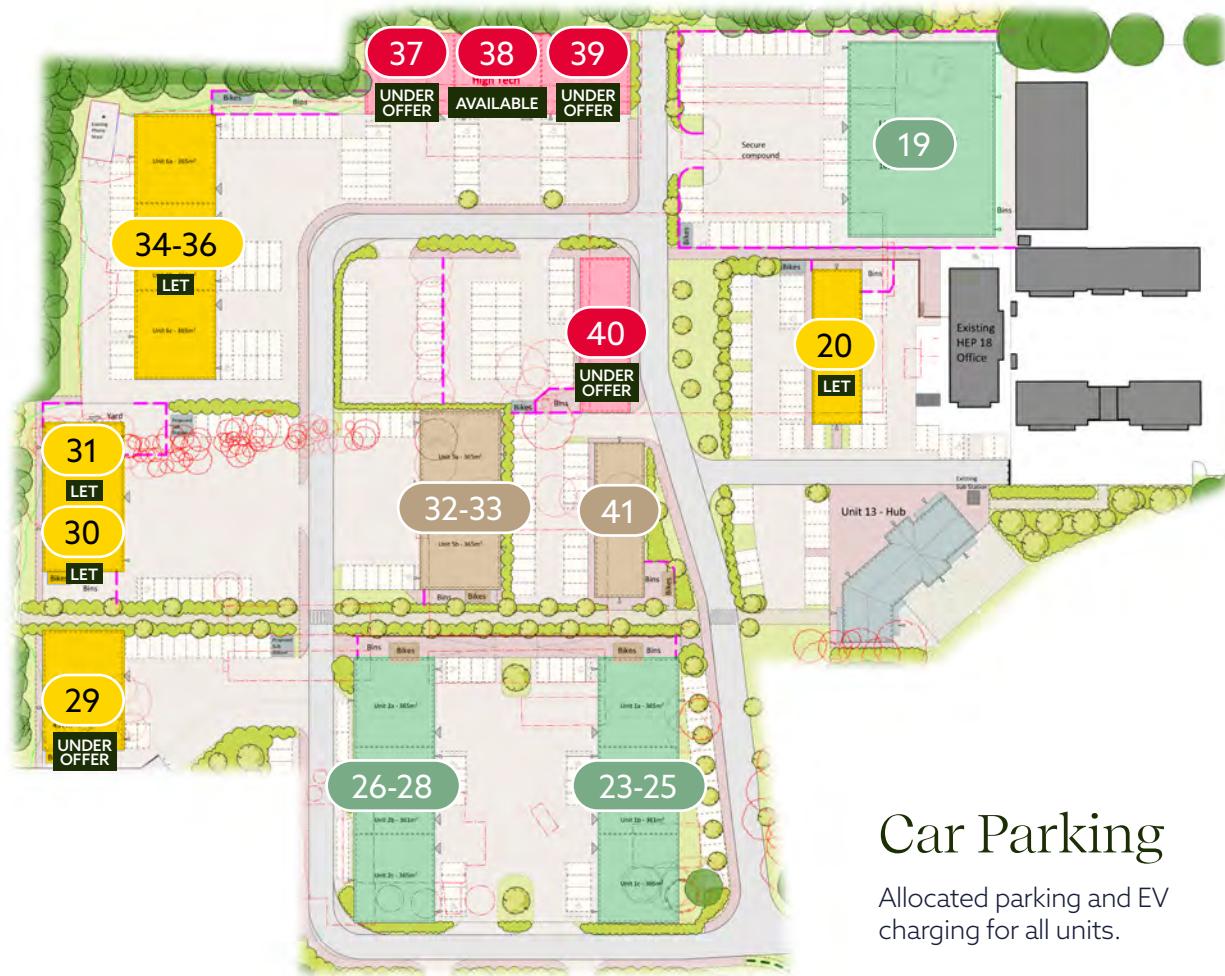
Unit	sq m	sq ft
Unit 23	353	3,802
Unit 24	353	3,802
Unit 25	305	3,283
Unit 23-25 (if combined)	1,011	10,887
Unit 26	353	3,802
Unit 27	353	3,802
Unit 28	305	3,283
Unit 26-28 (if combined)	1,011	10,887
Unit 29 (Under Offer)	448	4,822
Unit 30 (LET)	446	4,860
Unit 31 (LET)	452	4,865
Unit 32 (Available Q4 2027)	353	3,802
Unit 33 (Available Q4 2027)	353	3,802
Unit 34 (LET)	361	3,891
Unit 35 (LET)	347	3,734
Unit 36 (LET)	347	3,734
Unit 37 (Under Offer)	305	3,283
Unit 38 (Available)	360	3,875
Unit 39 (Under Offer)	360	3,875
Unit 19	1,620	17,438

OFFICES

Unit	sq m	sq ft
Unit 20a Left side first floor (LET)	120	1,292
Unit 20b Right side first floor (LET)	120	1,292
Unit 20c Left side ground floor (LET)	120	1,292
Unit 20d Right side ground floor (LET)	120	1,292
Unit 40a Left side first floor (Under Offer)	120	1,292
Unit 40b Right side first floor (Under Offer)	120	1,292
Unit 40c Left side ground floor (Under Offer)	120	1,292
Unit 40d Right side ground floor (Under Offer)	120	1,292
Unit 41a (Available Q4 2027)	120	1,292
Unit 41b (Available Q4 2027)	120	1,292
Unit 4c (Available Q4 2027)	120	1,292
Unit 41d (Available Q4 2027)	120	1,292
Total	11,404	135,222

Phase 1 - Q2/3 2026	Phase 1b - January 2027
Phase 2 - Available Q4 2027	Phase 3

Site Plan



Car Parking

Allocated parking and EV charging for all units.

Tenure

Available on a leasehold basis on terms to be agreed.



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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 or under offer. A further 6 units are now under construction, along with an onsite café and events space. Seven further units are planned for 2028.

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



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/ Phase 2

Phase 1 – All let/under offer
Phase 1b – Due for
completion Jan 2027

Phase 2 available Q4 2027.

Contacts

For further information
please contact the agents.

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The place to plant roots for your business



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