

# Country Estates

Professional Properties, for Professional Businesses



MANSFIELD PARK

FOUR MARKS

QUIET WORKING ATMOSPHERE,  
LIGHT-FILLED SPACIOUS ACCOMMODATION

BUSINESS SPACE FROM 2,600 TO 8,290 SQ.FT\*

\*GROSS EXTERNAL



■ Attwood House

## MANSFIELD PARK

### A UNIQUE OPPORTUNITY IN THIS AREA

New business units in an attractively landscaped edge of village location, yet within easy access of all day to day facilities and a superb road network, putting all major centres in easy reach. Phase one of the Park is already home to several local and international companies mainly in high tech industries. They enjoy the quiet working atmosphere, the light-filled spacious accommodation, the lack of traffic congestion and the sheer quality of life in their country location.

These high quality self contained buildings have the benefit of unrestricted 'B1 Business Use' which allows use as offices and/or clean production processes. The two storey buildings are open plan and designed for maximum flexibility.

All occupiers enjoy allocated parking close to each building, with individual security lighting on the exterior. Park street lighting is provided under the estate management operation.

#### ■ Estates Management

The maintenance of the gardens, paths and parking areas, together with cleaning of the building exteriors, are directly controlled by Country Estates "Award Winning" estate management team. Our Estates Manager is on site each week and can offer advice and help to resolve any problems that may arise.



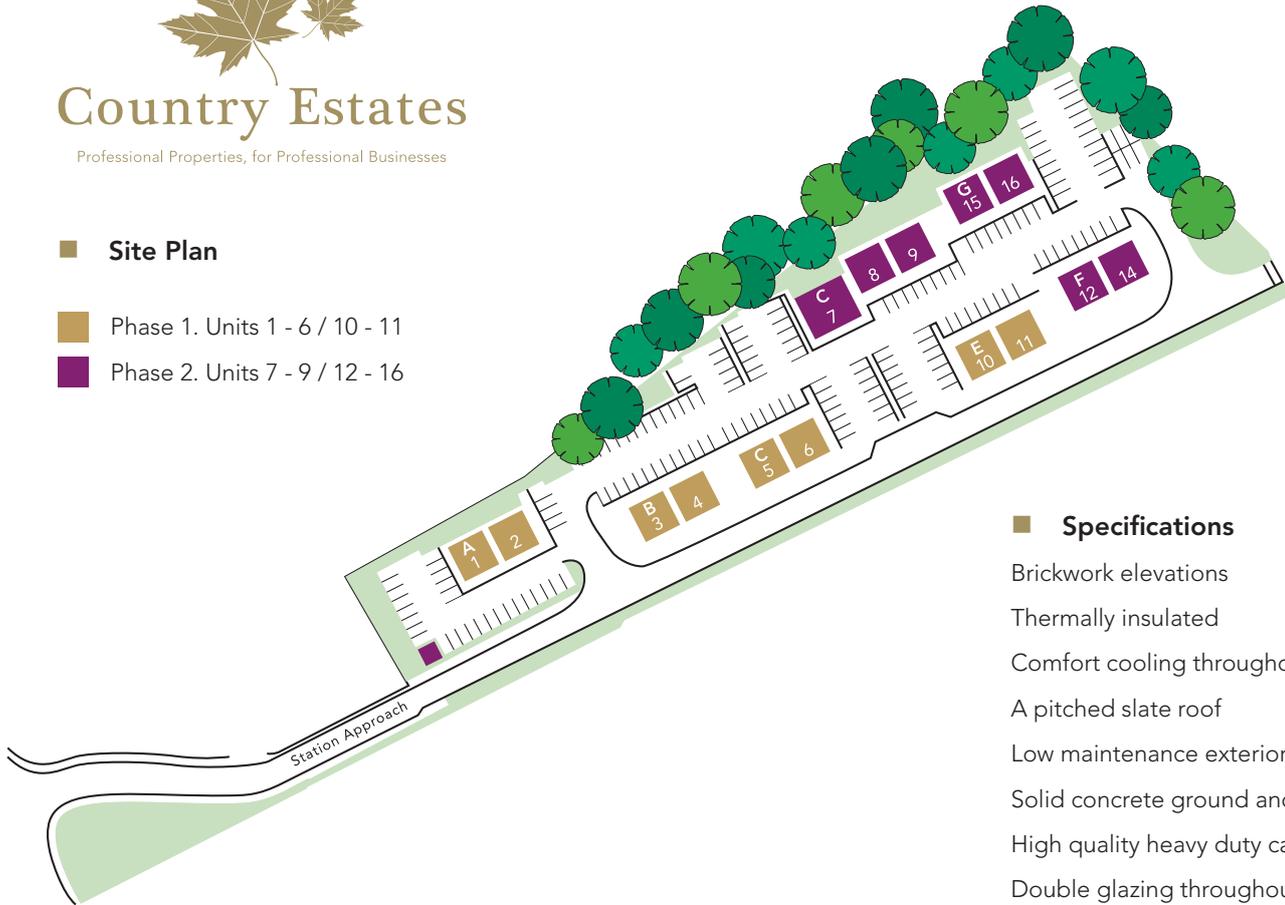


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## Site Plan

- Phase 1. Units 1 - 6 / 10 - 11
- Phase 2. Units 7 - 9 / 12 - 16

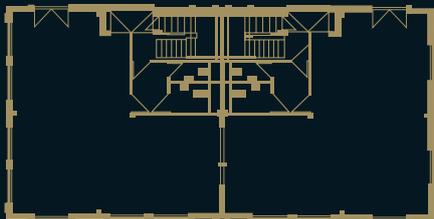


## Specifications

- Brickwork elevations
- Thermally insulated
- Comfort cooling throughout
- A pitched slate roof
- Low maintenance exteriors
- Solid concrete ground and first floors
- High quality heavy duty carpets
- Double glazing throughout
- Double doors for easy access
- Suspended ceilings with acoustic tiles
- Recessed category two lighting
- Three phase power supply

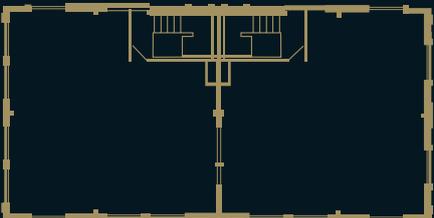
## Terms

Competitive rental or purchase terms are available on request.



### Ground Floor

Plans show a typical 2600 sq.ft unit (gross external)



### First Floor

## Attwood House



## FOUR MARKS

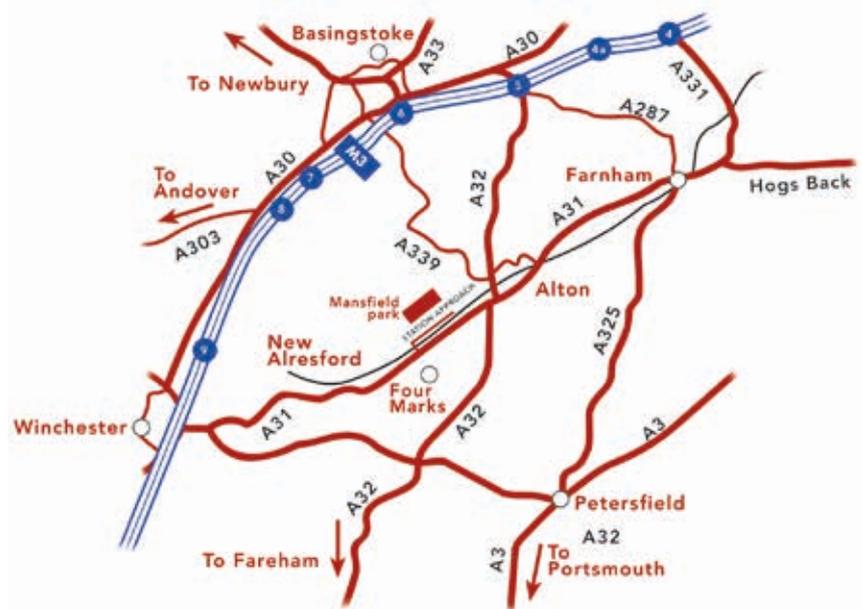
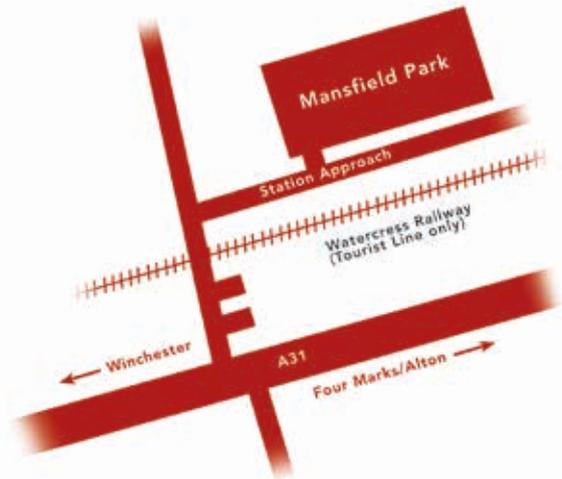
Four Marks is located on the A31 and is set in one of the most beautiful parts of Hampshire. It is also the home to the famous Watercress Steam Railway Line which actually overlooks Mansfield Park. (Image courtesy of David Stickland.)

The village which offers a good range of shops, post office, pubs etc. lies about 5 minutes from Alton, the nearest major commercial centre. Alton is in the centre of East Hampshire with a catchment population of over 100,000.

The new A331 gives easy dual carriage access to the M3 (J4) at Camberley and the A31/A3 at Guildford. This links to the M25 orbital motorway and London airports.

### ■ Directions

Mansfield Park is just off A31, ¼ mile west of Four Marks village. Turn into Lymington Bottom Road (signed Mansfield Business Park) then go under railway bridge. Turn right into Station Approach. The Park is 200 metres on the left. The postcode for Sat Nav is GU34 5PZ.



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## SALES AND HEAD OFFICE

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Visit our website for Property investments and up to date availability on all our sites in Southern England.

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