



Speak to Nick Atkinson
T 01252 816061 M 07801 253129
E nick.atkinson@hurstwarne.co.uk

Hurst Warne Negotiate Successful Acquisition of 50,000 sq ft Warehouse in Andover

Client

Laleham Health and Beauty

Brief

Hurst Warne were tasked with finding an alternative to the company's existing warehouse in Basingstoke, taking in an area from the South Coast up to, and including, the M3 corridor. Having inspected various properties, Hurst Warne then negotiated the successful acquisition of a 50,000 sq ft warehouse in Andover with a substantial rent-free period. This, alongside a re-gear of the lease at the existing premises (to include a rolling three-month break option), will enable Laleham Health and Beauty to relocate their entire operation in a highly efficient manner with the least possible additional property cost.

This deal is the latest of many collaborations between HW and what was originally Laleham Healthcare over the past twenty-five years. During that time Nick Atkinson, Director at HW, has negotiated numerous rent reviews and lease renewals, advised on new site acquisitions and assisted in the disposal of redundant properties. During this period, Laleham have expanded from 20,000 sq ft in Alton to close on 150,000 sq ft in both production and warehouse facilities in the South of England.

Successful Outcomes

- Protection of long term warehouse facility in the region.
- Facilitate greater capacity due to 10 metre eaves height in new building.
- Substantial rent-free period agreed.
- Rolling break clause ensures efficient relocation from existing premises.

What can Hurst Warne do for you?

Hurst Warne can offer clients a comprehensive advisory service in all areas of commercial property and is regulated by the Royal Institution of Chartered Surveyors. Hurst Warne offers clients the benefit of local expertise together with a wide regional presence. Offices are listed below.



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case study

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Farnborough 01252 816061 | Woking 01483 723344 | Guildford 01483 388800

Leatherhead 01372 360190 | Redhill 01737 852222 | Fleet 01252 813199 (Property Management)

