

**1,642 sq ft / 152 sq m
workshop / stores, with modern offices
Presented in good order**

Low running costs

TO LET



84A Queens Road, Farnborough, Hampshire GU14 6JR

- Flexible ground floor workshop / storage accommodation
- Well presented first floor offices, with air-conditioning
- Small yard / parking area
- Flexible leasing arrangement
- **LOW BUSINESS RATES**

01252 545848

1 Alexandra Road ■ Farnborough
Hampshire ■ GU14 6BU

LOCATION

The unit is conveniently located in the central North Camp commercial area, close to local shopping facilities, including Lloyds Bank, NatWest Bank, Post Office etc. North Camp BR station (Reading/Gatwick) is within a short distance, and there is easy vehicular access to the A331 Blackwater Valley Relief Road, via the North Camp interchange.

DESCRIPTION

The site provides a self-contained facility, including flexible ground floor accommodation for workshop or light storage use, with Male & Female WCs, reception office and kitchen / rest room. There is an additional open plan first floor office suite, well presented with air-conditioning, carpeting and double glazing.

The site has a small private yard / parking area.

ACCOMMODATION

Ground floor workshop/offices/reception	1,122 sq ft	104 sq m
First floor offices	520 sq ft	48 sq m
Total (gross internal area)	1,642 sq ft	152 sq m

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition)

TERMS

Available on new flexible leasing arrangements.

RENT

Commencing rent of £9,500 per annum.

RATES

Rateable value 2010	£9,000
Uniform Business Rate 2010 / 11	41.4p / £
Rates payable	£3,726

For confirmation of rates payable please contact Rushmoor Borough Council on 01252 398398

The occupier may be able to obtain small unit business rate relief.

OCCUPATION

Swift occupation can be provided.

LEGAL COSTS

Each party to pay their own legal costs arising out of the transaction.

VIEWING

Strictly by appointment only through the sole agents:

Neil Hockley – HOLLIS HOCKLEY Tel: 01252 545848 Fax: 01252 373350 Email: nph@hollishockley.co.uk

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NPH/1110

