

# OFFICE SPACE WITH THE POTENTIAL TO USE AS PART STORAGE PLUS PARKING FOR 4/5 VEHICLES



**TO LET**

**RENT £12 ft<sup>2</sup>**

792 ft<sup>2</sup> (73.59 m<sup>2</sup>)

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**UNIT 1 LAKE VIEW BUSINESS CENTRE,  
103 LOWER WEYBOURNE LANE, BADSHOT LEA, GU9 9LQ**

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**7 Alexandra Road  
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Hampshire  
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- ▶ **Economical Office Space**
- ▶ **Potential to use as Part Office and Part Stores**
- ▶ **4 Parking Spaces**
- ▶ **Toilet and Kitchen Facilities**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

Badshot Lea benefits from a convenient location being equal distance between Farnham and Aldershot centres and only a short drive from the A31 (Hogs Back) Farnham to Guildford by-pass, which gives access to both the A331 Blackwater Relief Road and the A3 linking with the M25. To the South the A31, which is mainly dual carriageway, gives access to Alton and Winchester.

## DESCRIPTION

The premises consist of a sectional concrete structure under a corrugated asbestos roof, internally the premises offer mainly open plan office accommodation which is fully self contained, having its own entrance hall, toilets and kitchen. Externally there is parking for 4 vehicles.

## ACCOMMODATION

Measured on a net useable basis in accordance with the RICS Code of Measuring Practice for offices.

Ground Floor - 792 ft<sup>2</sup> (73.59 m<sup>2</sup>)



## LEASE

A new 3 year lease, excluded from the renewal provisions of the 1954 Landlord and Tenant Act.

## RENT

A rent of £9,500 pax, with no VAT currently chargeable. The rent is to be paid quarterly in advance.

## SERVICE CHARGE

The service charge is currently running at £1,250 plus VAT per annum, this charge covers site cleansing and repairs and maintenance to the exterior of the building.

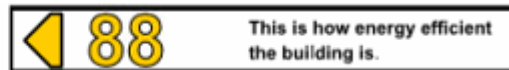
## POSSESSION

February 2019 onwards.

## BUSINESS RATES

We understand that the property has a rateable Value of £9,400, giving rates payable for April 2018/2019 of approximately £4,634, HOWEVER, if this property is to be your only business premises, this will mean that you will qualify for the Small Business Rates Relief, where you will be exempt from paying any business rates at all for the foreseeable future.

## ENERGY PERFORMANCE CERTIFICATE



## VIEWING

Strictly by appointment with the **Sole Agent**:

David Savage  
**Clare & Company**  
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GU14 6BU

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**REF**  
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