

TO LET ON FLEXIBLE LEASE TERMS

£17.50 FT² (MAINLY INCLUSIVE OF OUTGOINGS)

Office Suites from 222 ft² Available to Lease

**ELLES HOUSE, 4B INVINCIBLE ROAD, FARNBOROUGH
HANTS GU14 7QU**



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- ▶ **Parking Allocation**
- ▶ **24/7 Use if Required**
- ▶ **Flexible Lease Terms**
- ▶ **Inclusive Rents**
- ▶ **Secure Building with Electric Gated Access**

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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

The premises are situated on the Invincible Road Industrial Estate, which is within walking distance of the local out of town retail schemes and Town Centre.

DESCRIPTION

Suite E, F and G are available to lease within Elles House, which is owned and occupied by our clients Castle & Pryor. As the premises are part of this larger building, the offices offered benefit from shared refitted male and female toilet facilities, kitchen area and each suite has a parking allocation.



*Please note these are archive pictures

AMENITIES

- Pleasant office suites
- Suspended ceilings with inset lighting
- Shared kitchenette facilities
- Shared and refitted male & female toilets
- Secure building with electric gated access
- Parking allocation
- Flexible lease terms
- Inclusive rents (mainly inclusive)



commercial property consultants

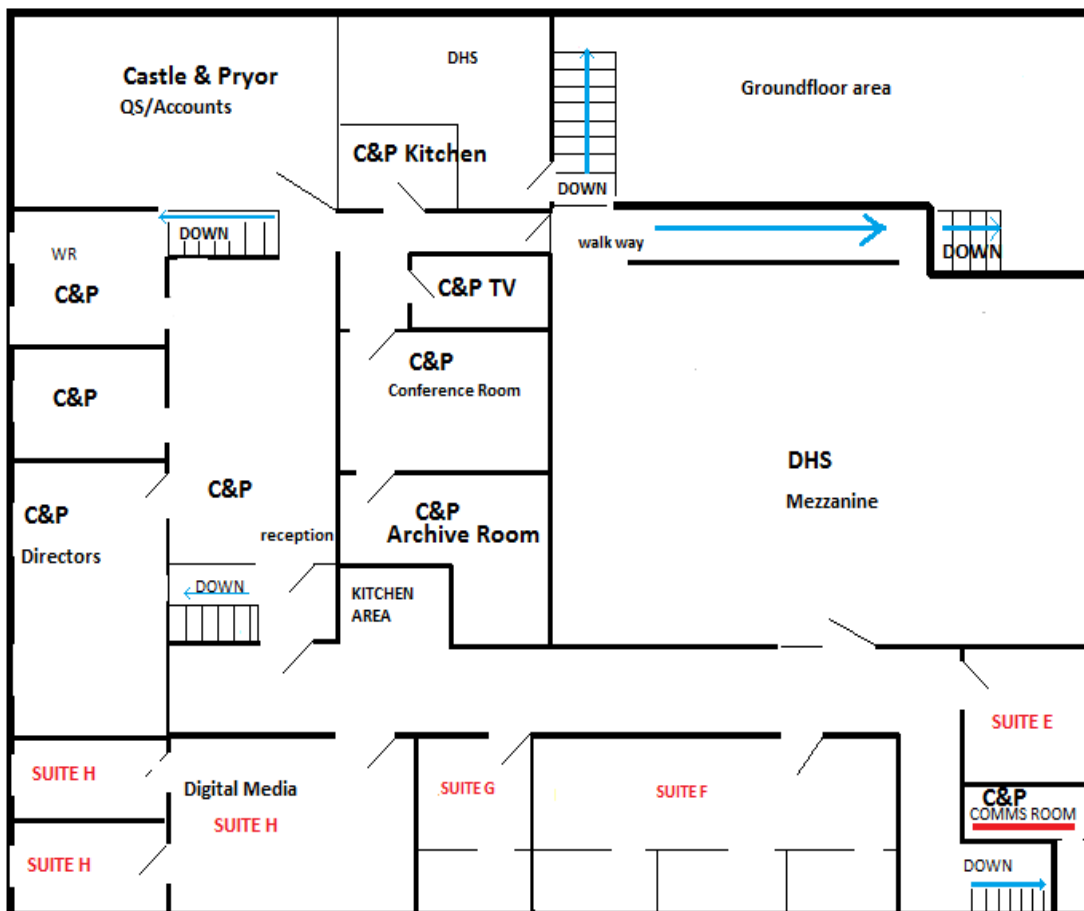
ACCOMMODATION & RENTS

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

Suite A	(GF) 805 ft ²	(74.80 m ²)			2 parking spaces	LET
Suite B	(GF) 557 ft ²	(51.82 m ²)			2 parking spaces	LET
Suite C	(GF) 191 ft ²	(17.78 m ²)			1 parking space	LET
Suite D	(GF) 114 ft ²	(10.62 m ²)			1 parking space	LET
Suite E	(FF) 339 ft ²	£491 pcm	£5,900 pa	(£17.50 ft ²)	2 parking spaces	AVAILABLE
Suite F	(FF) 814 ft ²	£1,187 pcm	£14,245 pa	(£17.50 ft ²)	3 parking spaces	AVAILABLE
Suite G	(FF) 222 ft ²	£324 pcm	£3,885 pa	(£17.50 ft ²)	1 parking space	AVAILABLE

FIRST FLOOR

NOT TO SCALE



- Plans shown are not to scale
- PLEASE NOTE THAT SUITE F CAN BE REDUCED IN SIZE TO SUIT THE REQUIREMENT OF A TENANT

RENT

Please note that the rents quoted include business rates, heating, buildings insurance and the cleaning and electric costs within the common areas. However, the tenant to be responsible for the cleaning, electricity, telephones and contents insurance within their own office suite. Please note that the rents quoted exclude VAT which is chargeable.

LEASE TERMS

New 3 year internally repairing leases available with a rolling landlord and tenant break clause subject to 6 months written notice anytime after the first year ie a minimum of 18 months term certain.

Please note that the lease granted will be excluded from the renewal and compensation provisions of the 1954 Landlord & Tenant Act.

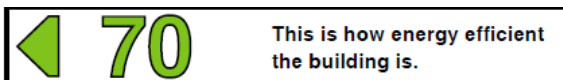
LEGAL COSTS

Each party to be responsible for their own legal costs.

PARKING

Each suite has a parking allocation as set out above.

EPC



VIEWING

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

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REF

09/043C