

DETACHED WAREHOUSE/INDUSTRIAL BUILDING IN A GOOD SIZE OF PLOT

TO LET

20,452 ft² (1,900 m²)

**21/21A INVINCIBLE ROAD, FARNBOROUGH,
HAMPSHIRE, GU14 7QU**



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Hampshire
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- ▶ **A Rare Size of Building for this Area**
- ▶ **Building within Self Contained Plot**
- ▶ **Private Car Park and Good Size of Gated Yard**
- ▶ **Excellent Loading Access**
- ▶ **6 Metre Eaves (approximately)**
- ▶ **Two Full Height Loading Doors**

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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

Unit 21 is located to the end of Invincible Road where current occupiers on the site include Team Sport Karting, Uk Wood Flooring etc. In the front section of the road, there are many trade counter uses including Wickes, B&Q, Topps Tiles, Howden's Joinery, Halfords, Screwfix and Dunedin to name a few.

Access to the M3 motorway is via either Junction 4 or Junction 4a, in addition to which access to the Blackwater Valley Route (A331) is available via the nearby Lynchford Road interchange, facilitating access to the A31 and A3.

DESCRIPTION

The units are of brick, steel frame and steel clad construction under a pitched roof incorporating translucent panels. The warehouse measures approximately 6 metres to the eaves and 7.3 metres to the roof apex. The specification/features include:-

- Private car park (approximately 26 vehicle spaces)
- Loading area to the side
- Mid generation warehouse building
- Steel framework construction under cladding
- Toilet and kitchen facilities to both buildings
- Well presented office areas
- LED lighting to the warehouse areas
- Gas Heating
- Full height loading doors, with potential to increase numbers
- Approximately 6 metre eaves height
- Replacement double glazed windows
- Part brick and part cladding to the external building fabric



ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice for industrial buildings on a Gross Internal basis.

Unit 21:

Ground Floor:

Warehouse Area	1,166.4 m ²	12,555 ft ²
Office Area	105.4 m ²	1,134 ft ²

First Floor:

Office Area	105.4 m ²	1,134 ft ²
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Total **1,377.2 m²** **14,823 ft²**

Unit 21A:

Ground Floor:

Warehouse Area:	227 m ²	2,443 ft ²
Office Area: (as built)	148 m ²	1,593 ft ²

First Floor:

Office Area:	148 m ²	1,593 ft ²
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Total **523 m²** **5,629 ft²**

Total Combined **1,900 m²** **20,452 ft²**



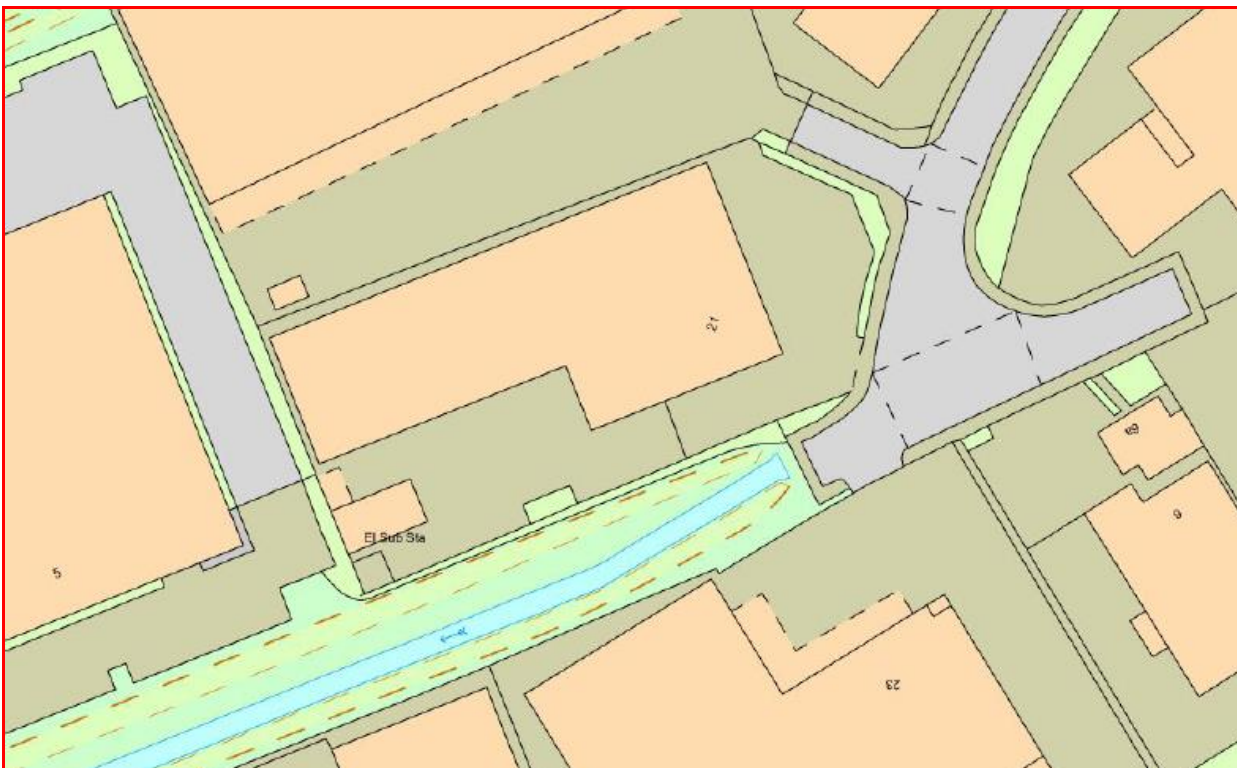


TERMS

The building is available by way of new Full Repairing and Insuring lease with length of term by negotiation at a rent of £179,000 pax (£8.75 ft²).

LEGAL COSTS

Each party to pay their own legal costs in the matter.



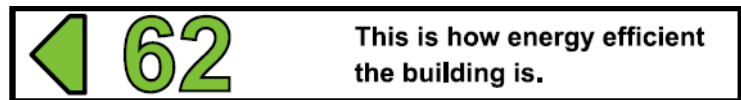
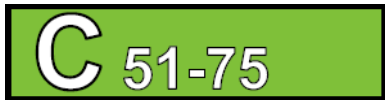
VAT

We understand from our client that VAT is chargeable on the rent.

BUSINESS RATES

21 Invincible Road is shown to have a Rateable Value of £66,000 within the Valuation Office Listing, which will give rates payable for April 2019/20 of approximately £32,538, but we ask interested parties to make their own enquiries with Rushmoor Borough Council on 01252 398398 in order to ascertain this information for themselves.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

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

David Savage
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REF

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