

**FREEHOLD FOR SALE - A RARE OPPORTUNITY!**

**PART LET/PART VACANT WAREHOUSE/OFFICE  
INVESTMENT PROPERTY**

**4,389 ft<sup>2</sup> (407.75 m<sup>2</sup>) Offered in 5 Separate Units**

**MYTCHETT BUSINESS CENTRE, 57E MYTCHETT ROAD  
MYTCHETT, GU16 6EG**



**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

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the following:**

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**Rent Reviews**

**Lease Renewals**

**Opinion of Values**

**Investments**

**Land**



- ▶ **IDEAL FOR OCCUPIERS/PROPERTY INVESTORS**
- ▶ **Newly Constructed/Refurbished Estate with CCTV**
- ▶ **2 Warehouse Units, 2 Office Units and a Garage/Store**
- ▶ **Full Height Loading Doors to the Warehouse Units**
- ▶ **19 Parking Spaces Overall**
- ▶ **A Self Contained Warehouse/Office Estate You CAN Own Yourself !!**
- ▶ **Fully Fitted Office Units with Air Cooling**
- ▶ **50 mg Broadband Connection**

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:

Mytchett Business Centre is located off the Mytchett Road (B 3411) in Mytchett giving good central access to the local towns of Camberley, Farnborough and Aldershot, as well as the local villages of Frimley Green, Ash Vale, Deepcut and Frimley. The Blackwater Relief Road is only a short drive away via the Coleford Bridge Road junction allowing access onto the road heading North connecting to Junction 4 of the M3 within minutes.

Both Ash Vale and North Camp stations are within a short drive with the former having a London Service to Waterloo (approximately 50 minutes). Within approximately 15 minutes you can reach Farnborough airport with it's executive flight services.

## DESCRIPTION:

A self-contained newly constructed/refurbished Warehouse/Office development which offers a rare opportunity for someone to own and part occupy their own industrial/office estate, or of interest to commercial property investors generally.

The estate comprises of two full height warehouse units (one let, one vacant), two self-contained office units, again one let the other vacant (the vacant one is connected to the vacant warehouse unit and already combined with a connecting pedestrian door!!), and one garage/store unit.



Picture showing units 2 & 3



Picture showing Units 3 & 4

**ACCOMMODATION:** (Approximate floor areas below)

**Warehouse Unit 1 - 1,500 ft<sup>2</sup> WILL BE LET**

To be Let to Performance Parts RFT for 10 years with a 5 year rent review/tenant only break clause at a rent of £22,000 pax.

**Warehouse Unit 2 - 1,433 ft<sup>2</sup> VACANT**

We estimate the rental value to be around £20,000 pax.

**Office Unit 3 - 545 ft<sup>2</sup> VACANT**

We estimate the rental value to be around £9,500 pax.

**Office Unit 4 - 545 ft<sup>2</sup> LET**

Let for a 6 month period at a rent of £780 pcm, so potential for vacancy in the short term if required by an Owner/Occupier.

**Garage/Store Unit 5 - 366 ft<sup>2</sup> WILL BE LET**

Let to Performance Parts RFT for 10 years with a 5 year rent review/tenant only break clause at a rent of £5,500 pax.

**PARKING**

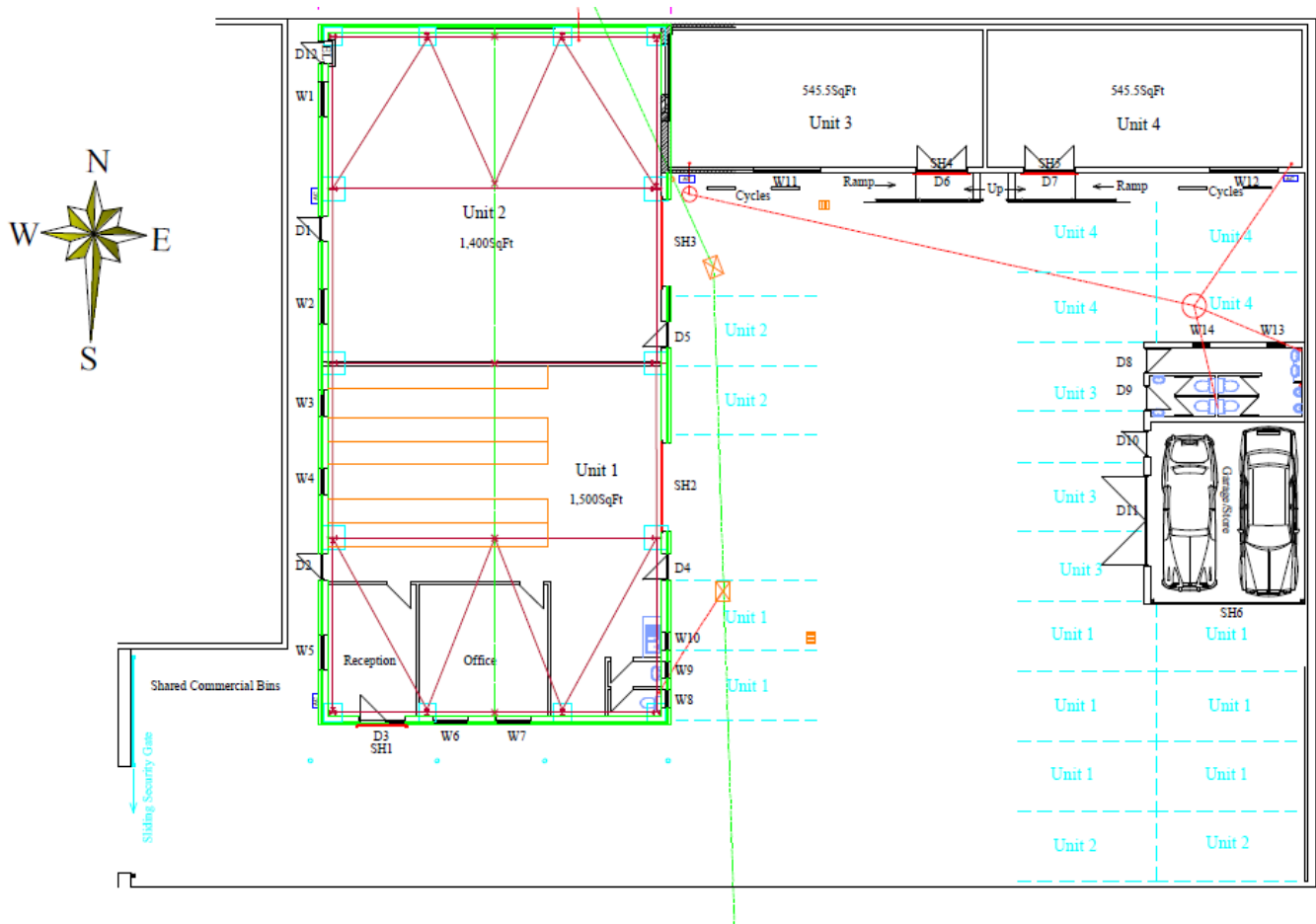
|             |   |            |
|-------------|---|------------|
| Units 1 & 5 | - | 6/8 spaces |
| Unit 2      | - | 4 spaces   |
| Unit 3      | - | 3 spaces   |
| Unit 4      | - | 4 spaces   |

**OCCUPATIONAL LEASES/TENANCIES:**

Our client Performance Parts RFT who is selling the estate will take a new lease back on Units 1 & 5 on the estate at a rent of £27,500 pax on new 10 year Full Repairing and Insuring leases with upward only market rent review/tenant only break clauses at the end of the fifth year.

Unit 4 is let on a 6 month tenancy at a rent of £780 pcm.

**ESTATE PLAN: (Not to Scale)**



**ENERGY PERFORMANCE CERTIFICATES (EPCs) - (Excellent Ratings!!)**

Unit 1

**A** 0-25

**24** This is how energy efficient the building is.

Unit 2

**B** 26-50

**29** This is how energy efficient the building is.

Unit 3

**B** 26-50

**27** This is how energy efficient the building is.

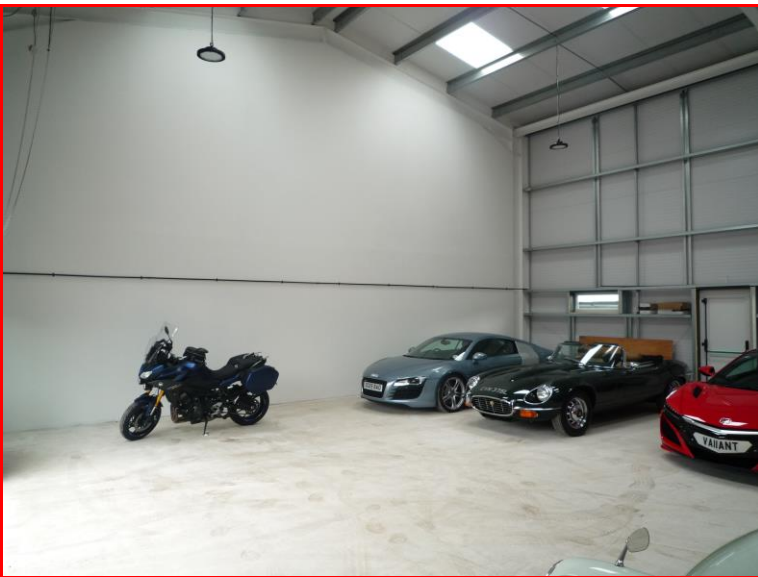
Unit 4

**B** 26-50

**26** This is how energy efficient the building is.



Picture Showing Garage/Store Building



Picture Showing the Interior of Unit 2



Picture Showing the Interior of Unit 3

## FREEHOLD FOR SALE

The freehold interest of the property is for sale at a price of "Offers in the Region of £1.2m".

## VAT

The property is elected for VAT, so VAT will be chargeable on the sale price.

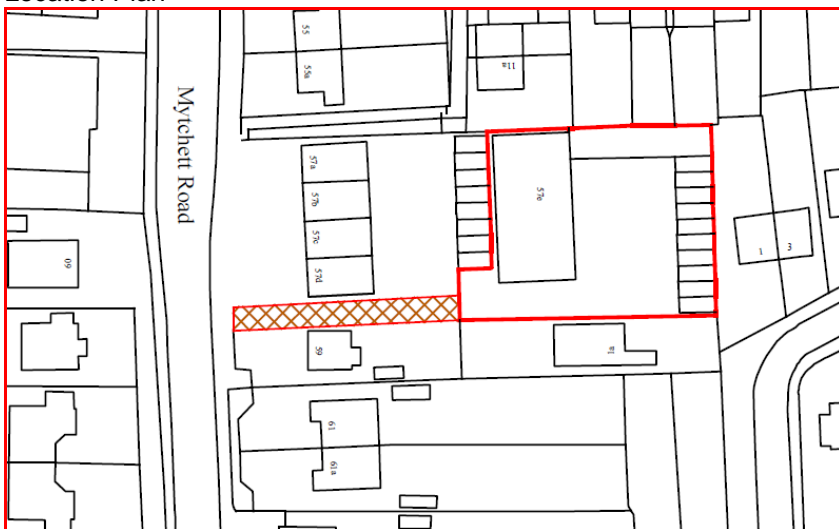
## BUSINESS RATES

The Properties are going through the process of being newly assessed.

## LEGAL COSTS

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

Location Plan



## FOR FURTHER INFORMATION

Please contact the Sole Agent Clare & Co:-

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GU14 6BU

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