

TO LET ON FLEXIBLE LEASE TERMS

**From £17.50 FT²
(MAINLY INCLUSIVE OF OUTGOINGS)**

Office Suites from 339 to 1,482 ft² Available to Lease

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



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

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.



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Advice and Expertise on the following:

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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 and I 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.



AMENITIES

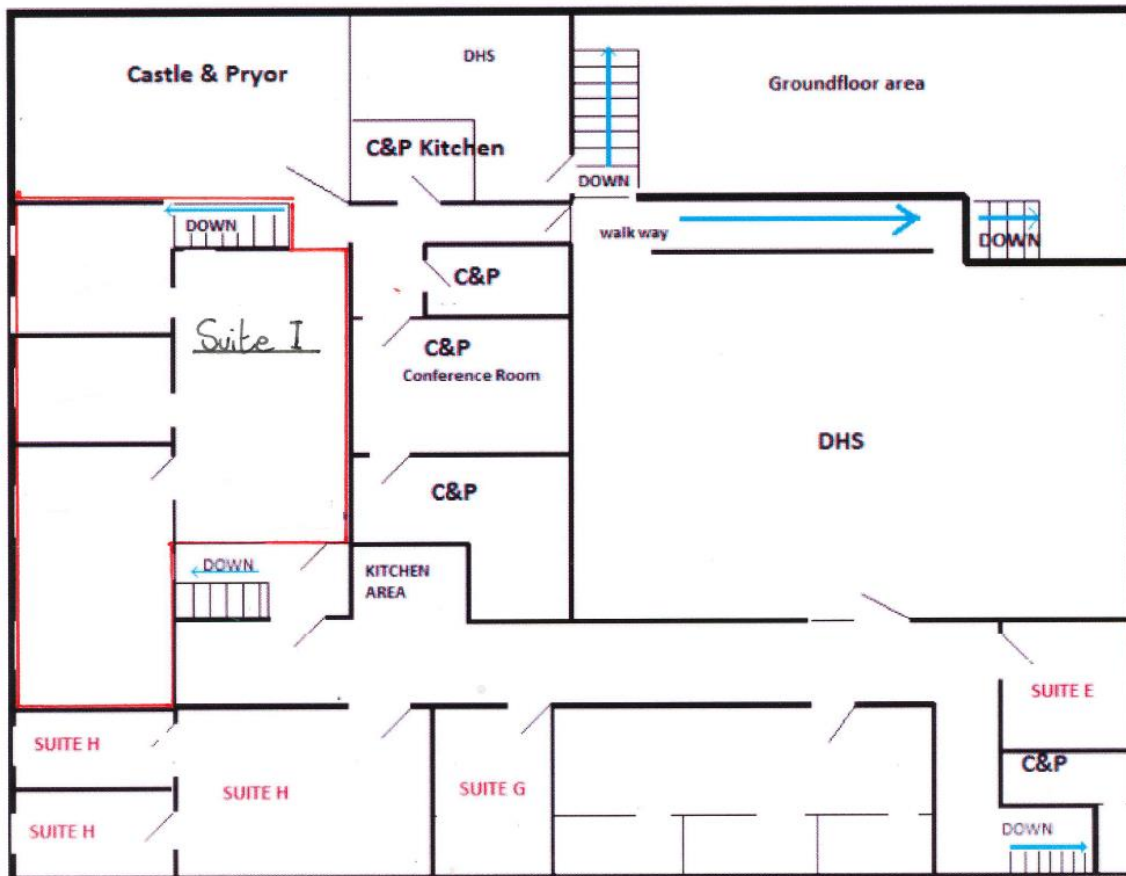
- Pleasant office suites
- Suspended ceilings with inset lighting
- Shared kitchenette facilities
- Shared and refitted male & female toilets
- Secure building with electric gated access
- Parking allocation
- Flexible lease terms
- Inclusive rents (mainly inclusive)

ACCOMMODATION & RENTS

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

Suite E	(FF)	339 ft ²	(31.4 m ²)	£ 495 pcm	£ 5,932 pa	2 parking spaces
Suite I	(FF)	1,143 ft ²	(106.19 m ²)	£1,665 pcm	£20,000 pa	4 parking spaces

Floorplan not to scale



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/data 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.

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

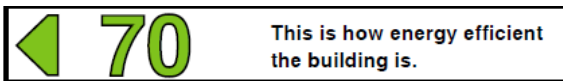
LEGAL COSTS

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:**

David Savage
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REF
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