

GROUND FLOOR OFFICE SUITE/S IN A POPULAR BUSINESS LOCATION

ALLOCATED PARKING WITHIN PRIVATE CAR PARK

TO LET ON NEW LEASE TERMS

117, 200 or 317 ft² (10.9, 18.58 or 29.48 m²)

SUITES 1B & C, 7 ALEXANDRA ROAD, FARNBOROUGH, GU14 6BU



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- ▶ **1 Reserved Parking Space per suite within the Private Rear Car Park**
- ▶ **Excellent access to the A331 Blackwater Relief Road**
- ▶ **Adjacent to local shops, Post Office and bus routes**
- ▶ **Gas Heating**
- ▶ **Access to Fibre Broadband Internet**
- ▶ **Shared Kitchenette**
- ▶ **Shared Male and Female Toilet Facilities**

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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 office suites hold an excellent location adjacent to various local shopping facilities... The local post office is opposite with post box.

The A331 is within a few minutes drive offering access to Junction 4 of the M3 and Guildford/Farnham to the South.



DESCRIPTION

Suites 1B & C 3 are ground floor office suites which benefit from gas heating by radiators, carpeting, shared kitchen and toilet facilities, access to broadband fibre cabling and allocated parking spaces set within the large rear private car park.



Large rear car park

ACCOMMODATION

Approximate floor areas and rents (please note that these rents include the building service charge and buildings insurance:

Suite 1B	-	200 ft ²	18.58 m ²	-	£4,368 pax (£364 pcm)	-	1 parking space
Suite 1C	-	117 ft ²	10.9 m ²	-	£2,812 pax (£234 pcm)	-	1 parking space
Suites 1 B&C	-	317 ft ²	29.8 m ²	-	£7,180 pax (£598 pcm)	-	2 parking spaces



Picture showing Suite 1B

LEASE Available on new lease terms by agreement, please note that if a lease is taken beyond 3 years, then there will be an upwards only open market rent review at the end of the third year.



OUTGOINGS:

Gas, electric and water are charged back on a square footage basis.

BUSINESS RATES

Currently the suites are rated as one assessment, with is £3,900, which equates to an annual figure payable of approximately £1,946, based on the 2021/2022 uniform business rate of £0.499 pence in the pound.

However, please note that under the provisions of the small business rates relief, if this is to be your only business premises, then you will be 100% exempt from paying any business rates at all at this time. For further information please contact the Council Rates Department at Rushmoor Borough Council.

If the suites are taken separately then the business rates assessment will need to be split.

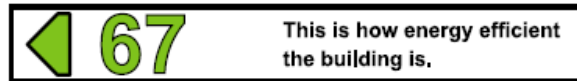
VAT

Please note that VAT is chargeable on the rent and the outgoings where VAT is chargeable.

LEGAL COSTS:

Each party to pay their own legal costs.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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