

MODERN WAREHOUSE/INDUSTRIAL UNIT

TO LET

1,463 ft² (135.96 m²) plus storage mezzanine of 1,250 ft²

**UNIT 16 NIMBUS, HERCULES WAY, FARNBOROUGH,
GU14 6UU**



commercial property consultants

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- ▶ **Modern Development Overlooking Farnborough Airport**
- ▶ **Full Sized Loading Door**
- ▶ **Open Plan Office/s Plus Kitchen & 2 Toilets**
- ▶ **4 Designated Parking Spaces**
- ▶ **Dedicated Loading Area**
- ▶ **Excellent Access to the A331 Blackwater Relief Road & J4 of
the M3**

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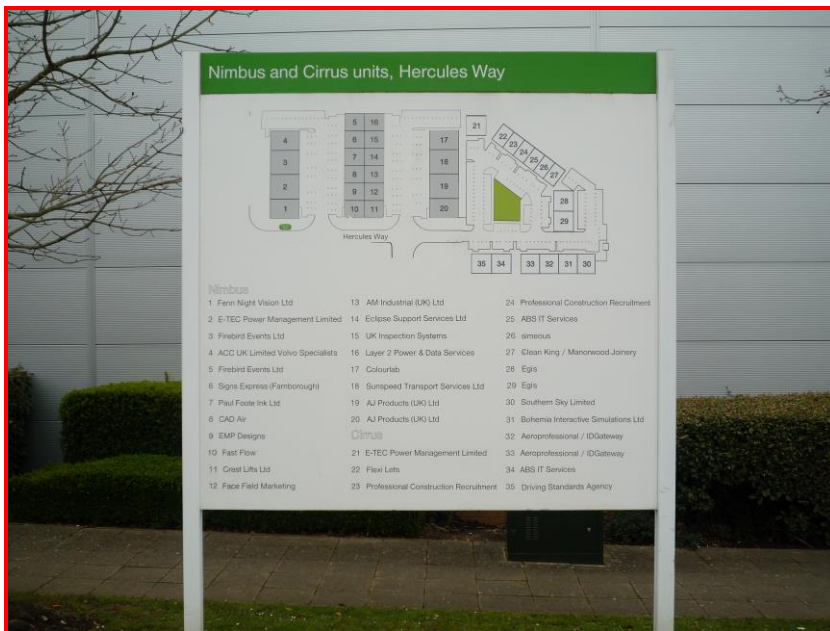
LOCATION

Nimbus is located off of Hercules Way in turn off of Government House Road and the Farnborough Road (A325) the latter of which gives excellent access to Farnborough Town Centre and the A331 Blackwater Relief Road serving both the A31(A3) and Junction 4 of the M3 Motorway.

DESCRIPTION

Nimbus was constructed around 15 years ago and provides useable industrial/warehouse units within a pleasant modern courtyard scheme of 20 units. The units comprise steel portal frame under insulated cladding and brickwork with a full sized loading door.

The subject property forms one end of the terrace (end terrace unit) and has been nicely fitted internally to provide an open plan office with a kitchen and toilet, a further toilet within the warehouse area, plus the warehouse area has been fitted with a purpose constructed storage mezzanine floor which allows space to fork goods up to the floor adjacent to the loading door.



ACCOMMODATION

Approximate floor areas as follows:

Built Floor Area	135.96 m ²	1,463 ft ²
Mezzanine Floor Area	116.00 m ²	1,250 ft ²
Total Area	251.96 m²	2,713 ft²

PARKING

The unit has a dedicated loading area and 4 reserved parking spaces.

TERMS

The building is available on a new Full Repairing and Insuring Lease, with length of lease term by agreement.



RENT

An annual rent of £26,500 exclusive of all other outgoings.

SERVICE CHARGE An annual charge of £3,063.44 plus VAT.

VAT Please note that VAT is chargeable at the prevailing rate on both the rent and service charge.



BUSINESS RATES A rateable value of £13,250, giving rates payable of around £6,611.75 on the basis of the 2022/2023 national multiplier of £0.499 pence within the pound. However if this is to be your only business premises then we understand that the small business rates relief scheme will subsidise the rates payable down to £2,754.92, however we recommend that interested parties check this information with Rushmoor BC on 01252 398398.

BUILDINGS INSURANCE From October to October an annual figure of £489.08.

LEGAL COSTS Each party to be responsible for their own legal fees in the matter.

OCCUPATION Quick occupation available, target occupation date by agreement.

ENERGY PERFORMANCE CERTIFICATE

76-100

D

93 | D

VIEWING

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

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