

OFFICE/HI-TECH BUILDING

FOR SALE

6,875 ft² (638.80 m²)

UNIT 3 BOURNE MILL BUSINESS PARK, GUILDFORD ROAD, FARNHAM GU9 9PS



commercial property consultants

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- ▶ **14 Allocated Parking Spaces**
- ▶ **Loading Door & Bay**
- ▶ **Excellent Access to A31 & A331**
- ▶ **Air Cooling**
- ▶ **Gas heating**
- ▶ **Toilet Facilities on Both Floors**
- ▶ **A Short Drive to the Town Centre**

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

Bourne Mill Business Park backs onto the A31 Farnham Bypass, with access via the Shepherd & Flock roundabout off the Guildford Road. The A331 Blackwater Valley Relief Road is approximately two miles linking Farnham to the M3 (J4) at Camberley and the A3 at Guildford.

Out of town retail facilities on the Farnham Retail Park are less than five minutes' drive from the property which include Halfords, Homebase and Pets at Home. In addition, Sainsbury's have a large store within half a mile of the Estate.

DESCRIPTION

The property comprises a semi-detached Office/Hi-Tech building of steel portal frame construction under coated steel profile clad elevations. We understand that the Unit was constructed around 1988.

ACCOMMODATION

Approximate Gross Internal Floor Area:

Ground Floor Offices	3,507 ft ²	(325.81 m ²)
First Floor Offices	3,368 ft ²	(312.90 m ²)
Total Area	6,875 ft²	(638.71 m²)

In accordance with the RICS Code of Measuring Practice for Offices we also confirm that the net useable area for the building is approximately 6,065 ft² (563.46m²), plus in addition a small store providing 157 ft² (14.59m²).



Picture shows the Conference Room

FOR SALE

The ground lease interest of the premises is for sale for "Offers in the Region of £525,000" plus VAT if chargeable. The ground lease term is for 125 years from 01 July 1988 (just under 100 years remaining), with the ground lease subject to five yearly rent reviews. We are advised that the current rent is passing at £4,750 per annum.

VACANT POSSESSION

The current tenant's lease expires on the 16th July 2015, so vacant possession can be given after this date, or possibly sooner, but subject to an agreement between the landlord and the tenant, where any such agreement will be subject to the tenant finding suitable premises for relocation.

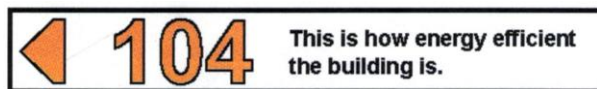
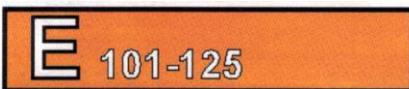
SERVICE CHARGE

An annual service charge of £2,235.36 plus VAT paid quarterly in advance.

BUSINESS RATES

We are advised that the rateable value is £63,500, which equates to rates payable of approximately £30,607 (UBR 2014/15 is 48.2p in the pound). We advise interested parties to seek confirmation of these figures with Waverley Borough Council 01483 523333 directly.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

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

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REF

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