

FIRST FLOOR OFFICES

TO LET

561 ft² (52.11m²)

**77a VICTORIA ROAD, FARNBOROUGH,
HAMPSHIRE, GU14 7PL**



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Farnborough
Hampshire
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- ▶ **EASY WALKING DISTANCE FROM TOWN CENTRE**
- ▶ **WITHIN A FEW MINUTES WALK OF FARNBOROUGH MAINLINE STATION**
- ▶ **PARKING FOR 2 CARS-A FURTHER SPACE IS AVAILABLE ON LICENCE**

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

The offices are situated in a prominent position about 500 yards from Farnborough Town Centre. Farnborough mainline railway station (Waterloo) is situated within easy walking distance. The M3, Junctions 4 and 4a are within about 3 miles of the property.

DESCRIPTION

Self contained first floor offices divided into three rooms plus kitchen and ladies & gents cloakrooms each fitted with WCs and wash hand basins. Loft storage space which is partly boarded. The property benefits from double glazed windows, gas boiler with central heating system via radiators and fluorescent lighting.



ACCOMMODATION

Total Floor Area 561 sq ft 52.11 sq. m

PARKING There is parking for 2 x cars and an extra space can be made available on license and further enquiries should be made to the agents.



RENT/TERMS

Rental offers in the region of £8,500 per annum exclusive.

LEASE

A new fully repairing and insuring lease is available for a term to be agreed subject to 5 yearly upward only rent reviews.

RATES

Rateable Value	£8,200
Uniform Business Rates from 1 st April 2023	£49.9p/£
Rates payable (estimated)	£4,091.80

However if this is to be your only business premises, then it will be exempt from business rates. Interested parties should make their own enquiries with Rushmoor Borough Council 01252 398399.

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

ENERGY PERFORMANCE CERTIFICATE

TBA

VIEWING

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

Keith Harpley
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REF: 22/020C

