

## TO LET ON FLEXIBLE LEASE TERMS

**From £17.50 FT<sup>2</sup>  
(MAINLY INCLUSIVE OF OUTGOINGS)**

Office Suites & Office/Store Unit from 339 to 1,201 ft<sup>2</sup>

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



**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

**T: 01252 415900**

[www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)  
[ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

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

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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 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.



Suites H & G

## DESCRIPTION

Suite E, H&G 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 areas and each suite has a parking allocation.

Suite B is more a hybrid as it has it's own oversized external loading door, and so can be purposed for a variety uses, and would be ideal for a mix of offices and storage, plus Suite B could be combined with the internal store room which is just across the hallway to increase the storage capability (see floorplan).



Suite B



Internal Store Room

## AMENITIES

- Pleasant office suites
- Office/Store Room/s
- 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

Approximate floor areas:

Suite	Floor	Size (ft <sup>2</sup> )	Rent pcm	Rent pa	Parking
Suite B	Ground (external access doors)	557	£812.50	£9,750	1 Space
Suite E	First	339	£495.00	£5,932	2 Spaces
Suite H & G	First	1,201	£1,751.45	£21,017.50	4 Spaces
Store Room	Ground (internal Store)	464	£425	£5,100	TBC

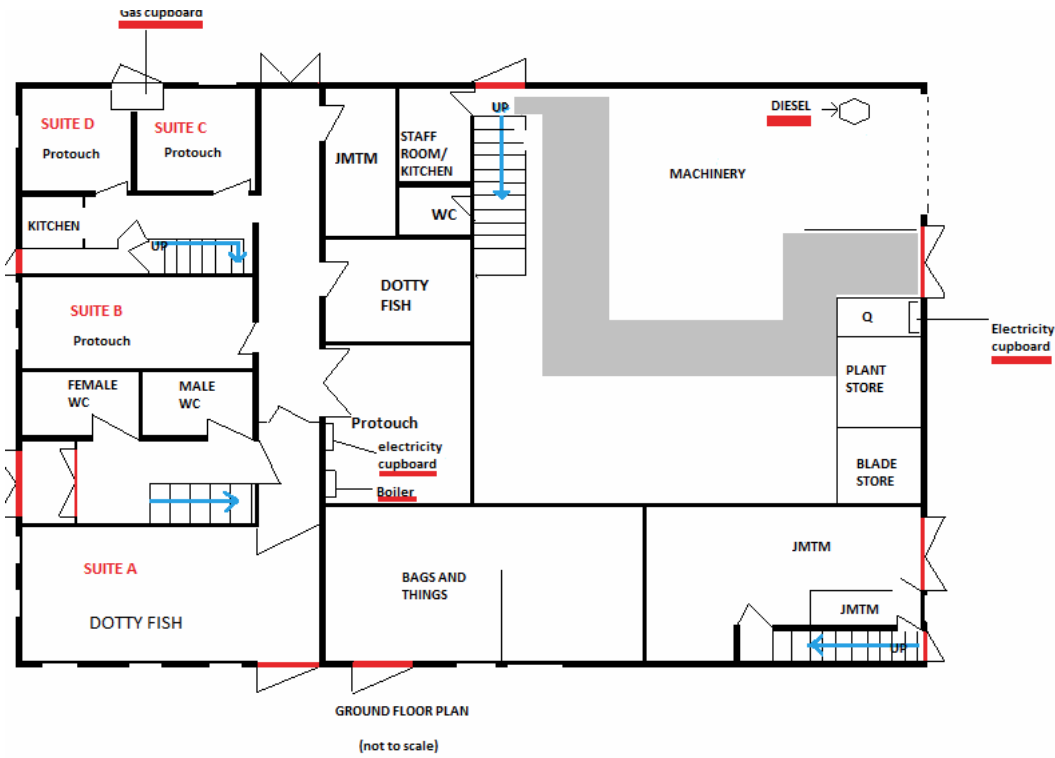
## RENT

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 suite/s. Please note that the rents quoted exclude VAT which is chargeable.

## LEASE TERMS

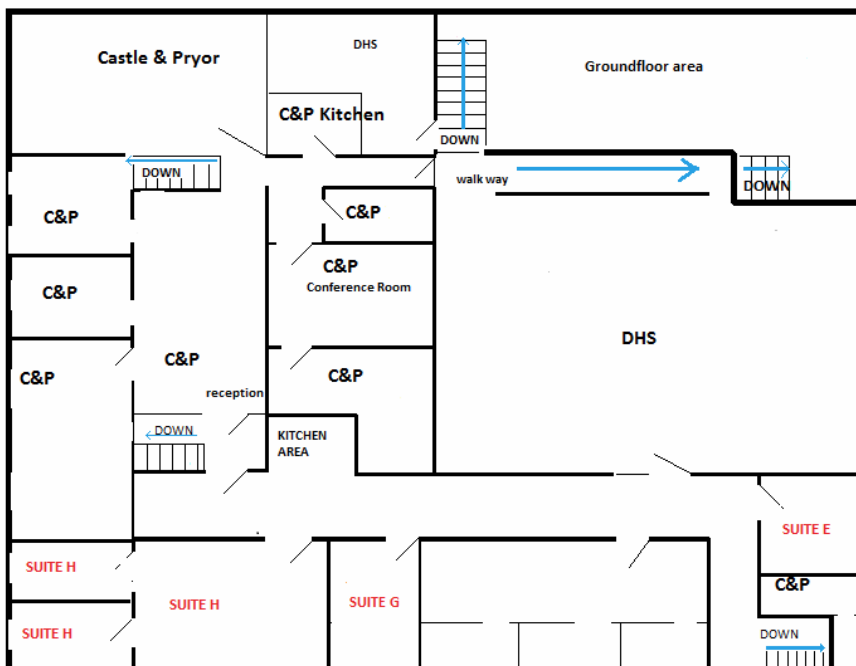
New 3 year internally repairing leases available with a rolling landlord and tenant break clause subject to 6 months written notice. Please note that the lease granted will be excluded from the renewal and compensation provisions of the 1954 Landlord & Tenant Act.

# Floorplans not to scale



FIRST FLOOR

NOT TO SCALE



## LEGAL COSTS

Each party to be responsible for their own legal costs in the matter.

## PARKING

Each suite has a parking allocation as set out above.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

76-100

D

80 | D

## VIEWING

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

David Savage  
**Clare & Company**  
7 Alexandra Road  
Farnborough  
GU14 6BU

**Telephone:** 01252 415900  
**Mobile:** 07798 761028  
**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

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