

MODERN, SELF-CONTAINED OFFICE SUITE ON BUSINESS PARK LOCATION



TO LET

496 ft² (46.08 m²)

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

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UNIT 19 HERCULES WAY, NIMBUS, FARNBOROUGH, HAMPSHIRE, GU14 6UU

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- ▶ **Modern Development Overlooking Farnborough Airport**
- ▶ **Private Ground Floor Entrance**
- ▶ **Gas Central Heating**
- ▶ **Well Presented Internally**
- ▶ **Ground Floor WC**
- ▶ **Excellent Access to the A331 Blackwater Relief Road & J4 of the M3**

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.

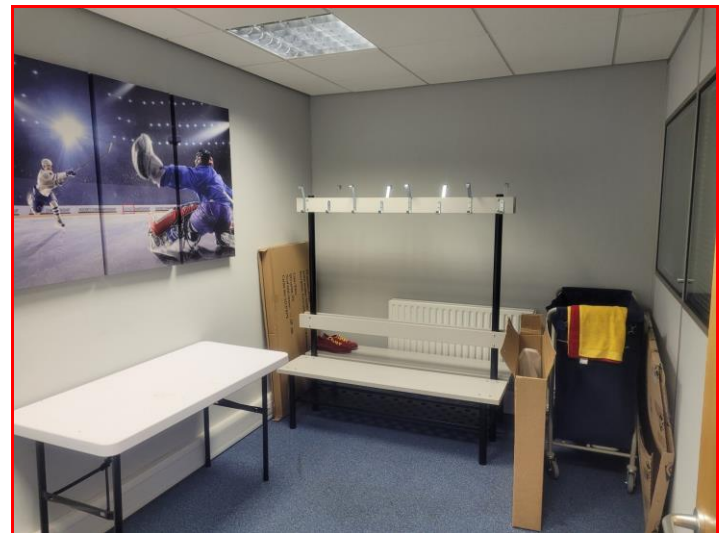
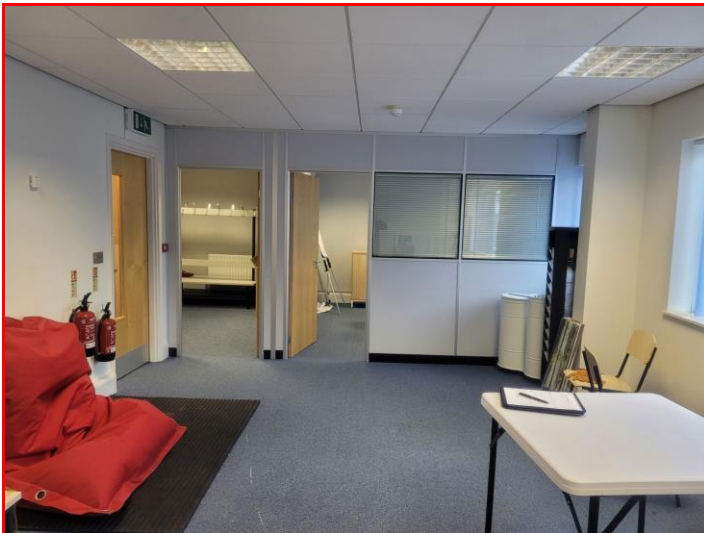
Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

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 16 years ago and provides an office suite which is located on the first floor, currently presented as an open plan working area with 2 private offices (but capable of full open plan if required), and is provided in good internal order with carpeting, modern lighting, double glazing and gas central heating. It has a private front ground floor entrance with a physically impaired WC on the ground floor, and a private staircase to the suite.



ACCOMMODATION

Approximate floor areas:

First Floor 496 sq ft (46.08 sq m)

RENT

£8,000 per annum exclusive.

SERVICE CHARGE

Service charge will include utilities (water, gas & electric), business rates and building insurance. The amount is to be confirmed.

VAT

Please note that VAT is charged at the prevailing rate on the rent and other outgoings apart from rates.

OCCUPATION

Quick occupation is available.

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.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE (EPC)

51-75

C

54 | C

VIEWING

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

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