

## SMALL STORAGE UNIT

## TO LET ON FLEXIBLE LEASE TERMS

## RENT £15 ft<sup>2</sup> INCLUSIVE OF BUSINESS RATES LIABILITY AND HEATING

1,000 ft<sup>2</sup> (92.9 m<sup>2</sup>)

## ELLES HOUSE, 4B INVINCIBLE ROAD, FARNBOROUGH HANTS GU14 7QU



- ▶ **2 Reserved Parking Spaces**
- ▶ **7 Day Access**
- ▶ **Small Office Area that can be utilised or removed**
- ▶ **Secure Building with Electric Gated Access**



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## 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.

## DESCRIPTION

A ground floor industrial unit forming part of Elles House, which is owned and occupied by our clients Castle & Pryor. As the premises are part of a larger building, the industrial unit benefits from the use of the shared male and female toilet facilities elsewhere in the building. There is a small office area that divided off that can be utilised, or removed depending on a tenant's requirements.



## AMENITIES

- Highly Secure Building with Electric Gated Access
- Double access doors
- Shared male & female toilets
- 2 Reserved parking spaces
- Flexible lease terms

## ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of Measuring Practice.

Accommodation                      **1,000 ft<sup>2</sup> (92.93m<sup>2</sup>)**

## RENT

An annual rent of £15,000 inclusive of business rates, heating, water and buildings insurance.

The electric cost is charged separately where my client will invoice a weekly figure of £75.00 plus VAT. As regards waste, the tenant to have their own waste contract in operation.

## LEASE TERMS

A new internally repairing lease available with length of term by negotiation.

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)

76-100

**D**

80 | **D**

## VIEWING

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

David Savage  
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