

SMALL OFFICE/STORAGE UNIT

TO LET ON FLEXIBLE LEASE TERMS

RENT £15 ft² INCLUSIVE OF BUSINESS RATES LIABILITY AND HEATING

1,080 ft² (100 m²)

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



- ▶ **2 Reserved Parking Spaces**
- ▶ **Approximate 1 metre width external access door**
- ▶ **7 Day Access**
- ▶ **LED Lighting & Radiator Heating**
- ▶ **Secure Building with Electric Gated Access**

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commercial property consultants

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

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

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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 office/storage 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. The unit has its own external access door, which is an oversized door measuring about one metre in width.



AMENITIES

- Highly Secure Building with Electric Gated Access
- Unit Offers Flexible Space that can be used for office, storage, industrial uses
- Steel External Access Door
- On Site male & female toilets
- 2 Reserved parking spaces
- Flexible lease terms

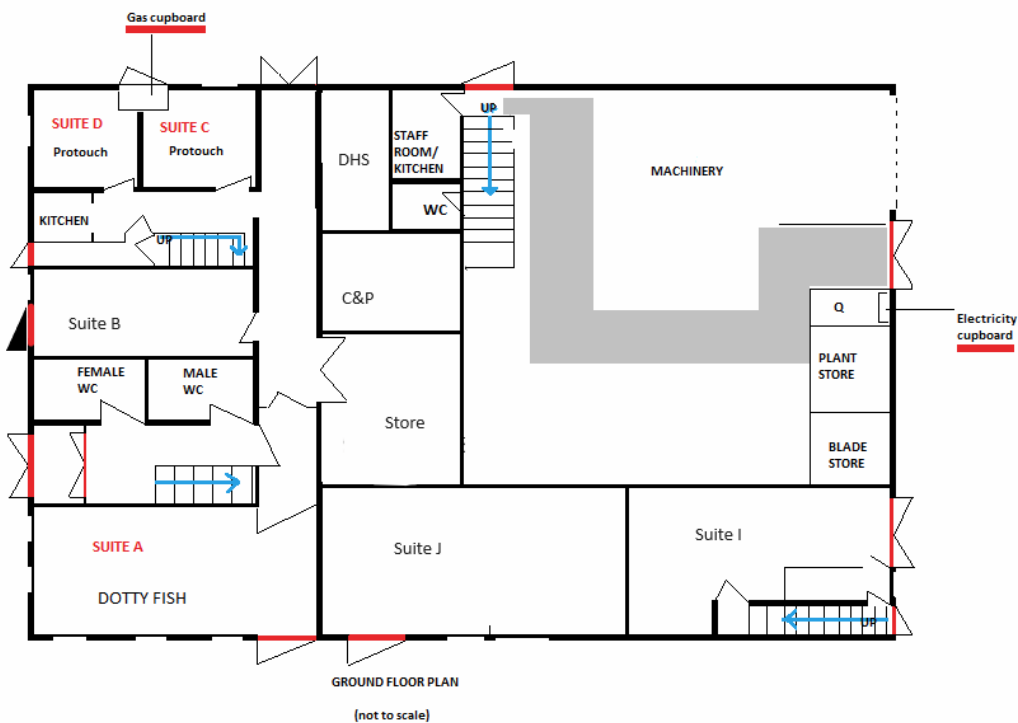
ACCOMMODATION

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

Accommodation **1,080 ft² (100 m²)**



***Our client has other office and storage options available at the building, further details on application**



RENT

An annual rent of £16,000 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, the lease will incorporate a rolling break clause.

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
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

REF

09/043C