

TO LET ON FLEXIBLE LEASE TERMS

ONLY £15.00 FT² INC. OF MOST OUTGOINGS *Except Electric

First Floor Office Suite from 495 ft²

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



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Hampshire
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Land

- ▶ **Reserved Parking Spaces**
- ▶ **Cost Effective Office Space**
- ▶ **24/7 Use if Required**
- ▶ **Flexible Lease Terms**
- ▶ **Inclusive Rents**
- ▶ **Secure Alarmed Building with Electric Gated Access**
- ▶ **Security Fencing**

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 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.



Pictures of Suite K



DESCRIPTION

Two office suites 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 male and female toilet facilities, a kitchenette and reserved parking spaces.

AMENITIES

- Suite K has it's own entrance, Suite G shares the main entrance doors
- Suspended ceilings with inset lighting
- Shared toilet and kitchenette facilities
- Reserved parking spaces (see below)
- Secure building with electric gated access and security fencing
- 24/7 7 days a week access

ACCOMMODATION & RENTS

Approximate floor areas:

Suite	Floor	Size (ft ²)	Rent pcm	Rent pa	Parking
Suite G	First	226	£ 285	£ 3,400	1 Space
Suite K	First	495	£ 620	£ 7,425	3 Spaces

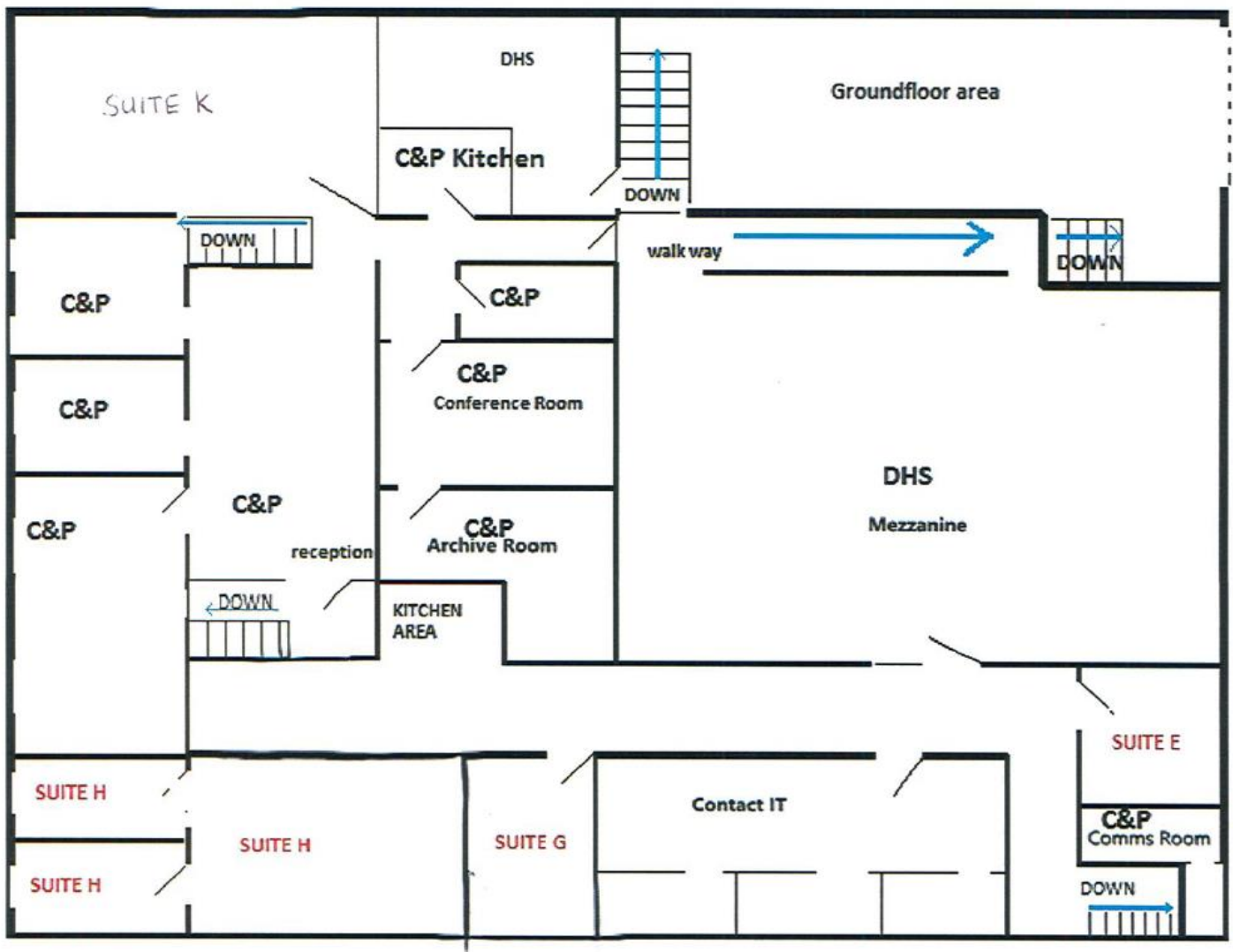
*Small storage room also available on ground floor if required 460 ft² further information on application.

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. The rents quoted exclude VAT which will be chargeable.

LEASE TERMS

New 3 year internally repairing leases available with a rolling landlord and tenant break clause subject to 6 months written notice from 18 months onwards. Please note that the lease granted will be excluded from the renewal and compensation provisions of the 1954 Landlord & Tenant Act.



Floorplan 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**:

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