

FANTASTIC RETAIL LOCATION

TO LET

3,500 ft² SHOWROOM OVER 2 FLOORS PLUS PARKING
& YARD AREA

JOLEN HOUSE, 9 SOLARTRON ROAD, FARNBOROUGH GU14 7QL



commercial property consultants

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Land



- ▶ **Two-Storey Building**
- ▶ **Parking / Yardage**
- ▶ **Opposite Solartron Retail Park, Farnborough**

LOCATION

Jolen House is a two-storey building with parking/yardage and having excellent prominence on Solartron Road.

Directly opposite major retailers including DFS, Paul Simon Retail, Allied Carpets, Maplin Electronics, Harveys, Carpetright etc.

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.



ACCOMMODATION

The accommodation is set over two floors.

Ground Floor	162.76 m ²	1,752 ft ²
First Floor	128.08 m ²	1,375 ft ²
Ancillary/Staff Area	34.67 m ²	373 ft ²
TOTAL	325.51 m²	3,500 ft²

LEASE TERMS

The premises are available on a flexible wind and watertight lease terms for a period of 3 years. The lease to incorporate a Landlord and Tenant break clause after the first 18 months, subject to a minimum of 6 months prior written notice, for the avoidance of doubt a minimum of 2 years certain.

RENT Rental Offers Sought In the Region of £25,000 pax.

LEGAL COSTS Each party to bear their own legal costs in the matter.

BUSINESS RATES We understand from Rushmoor Borough Council that the Rateable Value is £25,500 with rates payable for 2008/2009 of approximately £11,800.

VIEWING

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

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REF
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