

MODERNISED OFFICE/RETAIL BUILDING WITH PARKING

FOR SALE OR FOR LEASE

187 LYNCHFORD ROAD, FARNBOROUGH, GU14 6HD



- ▶ **Walking Distance to Town Centre**
- ▶ **Low Business Rates**
- ▶ **Private Car Park For Approximately 4-6 Cars**
- ▶ **Accommodation Over 3 Floors**
- ▶ **Air Cooling to First and Second Floors**
- ▶ **Gas Heating by Radiators**
- ▶ **Intruder Alarm and Smoke Detection Systems**
- ▶ **Male and Female Toilets**
- ▶ **Fitted Kitchenette**
- ▶ **Computer Cabling**
- ▶ **Parking to Rear**



**7 Alexandra Road
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Offices also at:
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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 located in the busy area of North Camp, South of Farnborough. The shopping centre is within a small walk where retailers include Boots, RSPCA, Post Office and a good range of restaurants, banks and smaller diverse retailers.

North camp station is a short drive or an approximate 10 minute walk.

DESCRIPTION

The property is a three storey brick terrace office building under part pitched and part flat roofs, with parking located to the rear of the premises, plus legal onstreet parking within walking distance. The premises were totally refurbished top to bottom approximately 4 years ago, and now offer useful office accommodation set out over 3 floors.

ACCOMMODATION

Lower Ground Floor:	255 ft ²	23.75 m ²
Ground Floor:	245 ft ²	22.76 m ²
First Floor:	161 ft ²	14.95 m ²
Total:	661 ft²	61.46 m²

FOR SALE:

The freehold interest of the premises are available for sale for "Offers in the Region Of £150,000"

FOR LEASE:

Available on a new lease with length of term by agreement at an annual rent of £11,750 exclusive of all other outgoings.

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

BUSINESS RATES

The rateable value is £2,475, multiplied by the current uniform business rate multiplier of £0.414 pence in the pound, this will give rates payable of £1,025. To check for accuracy and whether they qualify for small business relief call Rushmoor Borough Council directly on 01252 398398.



DIRECTIONS

From the Clockhouse Roundabout in Farnborough proceed South on the A325 heading for Aldershot, straight over the first roundabout, over the pelican crossing and turn left at the traffic lights adjacent to Barons BMW. At the mini-roundabout turn right into Alexandra Road, follow the road down straight over the next roundabout and continue for approximately a further 1000 yards, at the next roundabout on Lynchford, take the second turning into Lynchford Road and number 187 will appear on your left hand side after approximately a quarter of a mile.

Or from the A331 Blackwater Relief Road, come off the Farnborough/Ash Vale Junction, head towards Farnborough on Lynchford Road, and number 187 appears on your right hand side after approximately a quarter of a mile.

VIEWING

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

David Savage
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Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 140 This is how energy efficient the building is.