

TRADE COUNTER/INDUSTRIAL BUILDING

TO LET

7,476 FT² (695 M²)

37 INVINCIBLE ROAD, FARNBOROUGH, HAMPSHIRE, GU14 7QU



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Land



- ▶ **Excellent Trade Counter Location**
- ▶ **Private Car Park**
- ▶ **Good Loading Access**
- ▶ **Full Height Loading Door**
- ▶ **Built in Offices**
- ▶ **Toilet & Tea Point Facilities**

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

Unit 37 is located in a prominent position on the Invincible Road Trading Estate, close to Wickes and B&Q, Topps Tiles, Howden's Joinery and Screwfix. The property benefits from a convenient position within walking distance of the town centre.

Access to the M3 motorway is via either Junction 4 or Junction 4a, in addition to which access to the Blackwater Valley Route (A331) is available via the nearby Lynchford Road interchange, facilitating access to the A31 and A3.

ADJACENT TRADE COUNTER USERS



DESCRIPTION

The unit is constructed of pre-cast concrete over a steel frame, under a pitched roof incorporating translucent panels. There is a full height warehouse/industrial area, plus ground and first floor offices.

ACCOMMODATION

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

Industrial/Warehouse Area and Ground Floor Offices	5,487 ft ²	(510 m ²)
First Floor Offices	1,989 ft ²	(185 m ²)
Total Built Area	7,476 ft²	(695 m²)
Mezzanine Floor	1,102 ft ²	(102 m ²)

TERMS

The building is available by way of a new Full Repairing and Insuring lease with length of term by negotiation.

RENT

An annual rent of £63,500 exclusive of all other outgoings.

LEGAL COSTS

Each party to pay their own legal costs in the matter.

VAT

The premises have not been elected for VAT, therefore VAT will not be charged on the rent.

PLANNING

We are advised that the unit has the benefit of B1(c) light industrial use, and B8 storage and distribution.

BUSINESS RATES

We understand from Rushmoor Borough Council that the Rateable Value is £41,500, giving rates payable for April 2011/2012 of approximately £17,970.

VIEWING

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

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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

◀ 73 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient