

INDUSTRIAL UNIT (POTENTIAL FOR RETAIL USE)

TO LET

1,720 ft² (159.75 m²)

UNIT 4, OAKLANDS HOUSE, 8 SOLARTRON ROAD, FARNBOROUGH GU14 7QL

RENT – £7,500 PER ANNUM EXCLUSIVE OF ALL OTHER OUTGOINGS



commercial property consultants

**187 Lynchford Road
Farnborough
Hampshire
GU14 6HD**

**T: 01252 415900
F: 0845 5002623**

Offices also at:
St Georges Yard, Farnham

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

Advice and Expertise on
the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

**Valuations for Loans and
Taxation Purposes**

Investments

Land



- ▶ **Parking in Private Car Park**
- ▶ **Industrial Unit with Office Area**
- ▶ **Opposite Solartron Retail Park**
- ▶ **Backing onto PC World**
- ▶ **Loading Door**

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 forms part of a larger building, which is situated directly opposite Solartron Retail Park with occupiers such as Carpet Right, DFS and Maplin Electronics. The premises also back onto PC World and Asda.

DESCRIPTION

The property comprises a rectangular industrial unit with an office area located to the front, loading door and a ceiling height of just over 3 metres.

ACCOMMODATION

The floor areas are calculated on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice.

159.75 m²

1,720 ft²

AMENITIES

- Useable Rectangular Area
- 3 metre Loading Door
- Three Phase Power
- Fluorescent Lighting
- Electric Buzz Bar

USE

The premises have been used for light industrial purposes, but there is potential to utilise the property for a quasi retail type use subject to planning.

TERMS

Available on a new 3 year lease subject to a service charge arrangement.

A Landlord and Tenant break clause to be granted after the expiry of 18 months, subject to a minimum of 6 months prior written notice, (a minimum of two years term certain).

RENT

An annual rent of £7,500 exclusive of all other outgoings.

RATEABLE VALUE

We understand from Rushmoor Borough Council that the Rateable Value is £13,750 with rates payable for 2010/2011 of approx £5,700. Please note that the business rates will appear high as the rent has been artificially reduced.

SERVICE CHARGE

An annual charge of £1,587.00 plus VAT.

VIEWING

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

David Savage
Clare & Company
187 Lynchford Road
Farnborough
GU14 6HD

Telephone: 01252 415900

Mobile: 07798 761028

Email: ds@clareandcompany.co.uk

REF

09/027C

