

VARIOUS SIZED OFFICE SUITES AVAILABLE

TO LET ON FLEXIBLE LEASE TERMS

RENTS FROM £12.50FT² PART INCLUSIVE

114 ft² – 1,781 ft²

ELLES HOUSE, 4B INVINCIBLE ROAD, FARNBOROUGH HANTS GU14 7QU



- ▶ **Parking Allocation**
- ▶ **Flexible Lease Terms**
- ▶ **Inclusive Rents**
- ▶ **Secure Building with Electric Gated Access**

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commercial property consultants

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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.

DESCRIPTION

There are various ground and first floor office suites available to let in 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 refitted male and female toilet facilities, kitchen area and each suite has a parking allocation.

The office suites have been decorated and re-carpeted recently, and offer a pleasant and highly secure working environment on budget terms and now ready for quick occupation.



AMENITIES

- Pleasant office suites
- Suspended ceilings with inset lighting
- Shared kitchenette facilities
- Shared and refitted male & female toilets
- Secure building with electric gated access
- Parking allocation
- Flexible lease terms
- Inclusive rents (part inclusive)

ACCOMMODATION & RENTS

Measured on a net useable basis in accordance with the RICS Code of Measuring Practice.



Suite A (GF) = 805 ft² (74.80 m²) = £ 8,815 pa = (£10.95 ft²) 3 Spaces - **NOW LET**

Suite B (GF) = 557 ft² (51.81 m²) = £ 6,950 pa = (£12.50 ft²) 2 Spaces

Suite C (GF) = 191 ft² (17.78 m²) = £ 3,340 pa = (£17.50 ft²) 1 Space

Suite D (GF) = 114 ft² (10.62 m²) = £ 2,050 pa = (£18.00 ft²) 1 Space

Suite E (FF) = 339 ft² (31.49m²) = £4,390 pa = (12.95 ft²) 2 Spaces

Suite F (FF) = 580 ft² (53.90 m²) = £7,250 pa = (12.50 ft²) 2 Spaces

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 and contents insurance within their own office suite. Please note that the rents quoted exclude VAT.

LEASE TERMS

New internally repairing leases available with length of term by negotiation.

Please note that the lease granted will be excluded from the renewal and compensation provisions of the 1954 Landlord & Tenant Act.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PARKING

Each suite has a parking allocation as set out above.

VIEWING

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

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REF

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