

SMALL INDUSTRIAL UNIT

TO LET ON FLEXIBLE LEASE TERMS

RENT ONLY £10.00FT² INCLUSIVE OF BUSINESS RATES LIABILITY AND HEATING

1,000 ft²

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



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- ▶ **Parking Allocation**
- ▶ **Flexible Lease Terms**
- ▶ **Rent Inclusive of Business Rates Liability**
- ▶ **Secure Building with Electric Gated Access**

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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 situated on the Invincible Road Industrial Estate, which is within walking distance of the local out of town retail schemes and Town Centre.

DESCRIPTION

A ground floor industrial unit forming part of Elles House, which is owned and occupied by our clients Castle & Pryor. As the premises are part of a larger building, the industrial unit benefits from the use of the shared refitted male and female toilet facilities elsewhere in the building.

AMENITIES

- Highly Secure Building with Electric Gated Access
- Double access doors
- Shared and refitted male & female toilets
- Parking allocation
- Flexible lease terms
- Inclusive rents (inclusive of business rates and heating)

ACCOMMODATION

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

Accommodation	1,000 ft² (92.93m²)
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RENT

An annual rent of £10,000 inclusive of business rates, heating and buildings insurance.

The electric cost is charged separately where my client will invoice a weekly figure of £20.00 plus VAT. As regards waste, the tenant to have their own waste contract in operation.

LEASE TERMS

A new internally repairing lease 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.

VIEWING

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

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