

AIR CONDITIONED TOWN CENTRE OFFICES A SMALL WALK FROM LONDON MAINLINE STATION



TO LET

FULLY INCLUSIVE RENT OF £18.50 FT²

3,200 ft² (297.26m²)

**NELSON HOUSE, 55 VICTORIA ROAD,
FARNBOROUGH, GU14 7PA**

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

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- ▶ **Mix of Open Plan and 8 Cellular Offices**
- ▶ **Intruder Alarm System**
- ▶ **Conference/Meeting Room Facilities**
- ▶ **10-12 Allocated Parking Spaces**
- ▶ **2 Passenger Lifts**
- ▶ **Structured Cabling With Hosting Facilities**

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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

Nelson House is in an enviable location, fronting Victoria Road. Adjacent to the main town centre shopping precinct, banks, bus routes and a short walk to Farnborough Main Station serving Woking in approximately 7 minutes and Waterloo in around 40 minutes. The M3 (junction 4) is approximately 2 miles from the building.

DESCRIPTION

Nelson House was built in the 1980's and extensively refurbished 5 years ago. The Third floor offices are being offered with a fully inclusive rent and benefit from recently installed air conditioning, good natural light, separate male and female WCs, Kitchenette, parking for 10-12 vehicles.



RECEPTION FACILITIES

Our clients have full reception facilities and can deal with incoming post.

MEETING ROOM FACILITIES

Our clients may be able to offer additional meeting room facilities for up to 15 people.

ACCOMMODATION

Floor areas calculated on a net useable basis in accordance with the RICS Code of Measuring for offices:

Part Third Floor Offices comprising 8 large offices and large open plan area accommodating 20-30 staff in total. Further expansion may be possible.

TOTAL **3,200 ft²** **297.26 m²**

LEASE TERMS New lease terms by agreement.

RENT An annual rent of £18.50 ft², £59,200 plus VAT per annum **inclusive of all outgoing (with the exception of contents insurance and all telephone costs).**

LEGAL COSTS Each party to be responsible for their own legal costs.

DIRECTIONS

Victoria Road is located off of the Clockhouse roundabout on the A325 in central Farnborough.

VIEWING

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

David Savage

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REF

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