

FIRST/SECOND FLOOR RETAIL UNIT IN EXCELLENT TRADING LOCATION TO LET

1,790 ft² (167.5 m²)

OAKLANDS HOUSE, 8 SOLARTRON ROAD, FARNBOROUGH GU14 7QL



commercial property consultants

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- ▶ **Excellent Retail Location**
- ▶ **Onsite Parking**
- ▶ **Opposite Solartron Retail Park**

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LOCATION

Oaklands House is situated on Solartron Road opposite Farnborough Business Park and Airfield, which is surrounded by the biggest names in retail including B&Q, Asda, PC World, DFS, Allied Carpets, Maplin Electronics, Paul Simon Interiors, Furniture Village and Pets At Home.



DESCRIPTION

The premises comprise part first and second floors of this prominent detached retail building situated on Solartron Road.

RETAIL RECEPTION HALL

The reception hall offers a dedicated display area for both the first floor tenants.

ACCOMMODATION

SUITE B

FIRST FLOOR	c.84.5 m ²	c.900 ft ²
SECOND FLOOR	83 m ²	890 ft ²
Total Floor Area	c.167.5 m²	c.1,790 ft²

FEATURES

- Retail premises at a budget rent
- Excellent retail location
- Ground Floor Retail Area for Display Purposes
- Premises encircled by some of the Country's Top Retailers
- On site customer parking
- Superb open plan first floor retail space

RENT

SUITE B

An annual rent of £13,450 exclusive of VAT and all other outgoings (£7.51 ft²).

TERMS

The Suite is available on new 5 year lease, subject to a service charge arrangement. A Landlord and Tenant break clause to be granted after the expiry of 2.5 months, subject to a minimum of 6 months prior written notice, (i.e. 3 years term certain).

RATEABLE VALUE

We understand from Rushmoor Borough Council that the Rateable Value for Suite B is £11,750 with rates payable for 2010 of approx £4,865.00.

SERVICE CHARGE A separate service charge is to be levied on the building. For further information contact Clare & Co.

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

VIEWING

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

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REF

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