

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

1,790 ft<sup>2</sup> (167.5 m<sup>2</sup>)

## OAKLANDS HOUSE, 8 SOLARTRON ROAD, FARNBOROUGH GU14 7QL



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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 <sup>2</sup>	c.900 ft <sup>2</sup>
SECOND FLOOR	83 m <sup>2</sup>	890 ft <sup>2</sup>
<b>Total Floor Area</b>	<b>c.167.5 m<sup>2</sup></b>	<b>c.1,790 ft<sup>2</sup></b>

## 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 ft<sup>2</sup>).

## 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**:

David Savage  
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## REF

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