

PROMINENT GROUND FLOOR OFFICES
IDEAL FOR A2 USERS
SUCH AS PROFESSIONAL & FINANCIAL SERVICES
TO LET

600 ft² (55.74 m²)

**SUITE 1A, 7 ALEXANDRA ROAD, FARNBOROUGH,
HAMPSHIRE, GU14 6BU**



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

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- ▶ **Parking for 4 Vehicles**
- ▶ **Excellent access to the A331 Blackwater Relief Road**
- ▶ **Adjacent to banks and local shops**
- ▶ **Computer Cabling**
- ▶ **Shared toilets and kitchenette**

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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 hold an excellent location adjacent to two major banks, various local shopping and restaurants. Bus stop and post box right outside the front door.

The A331 within a few minutes drive offering access to Junction 4 of the M3 and Guildford/Farnham to the South.

DESCRIPTION

The suite offers ground floor office space in a prominent location overlooking Alexandra Road. The premises are double fronted and give a company (especially financial or professional services), the chance to be seen, plus benefit from excellent parking facilities.

Internally the premises have a central hallway which gives access to male and female toilet facilities and a kitchenette. The office accommodation is set out within 3 separate rooms.

ACCOMMODATION

Approximate floor areas:

Ground Floor	55.74 m ²	600 ft ²
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LEASE Available on new lease terms by agreement.

RENT £9,750 per annum, exclusive of business rates, VAT, and all other outgoings.

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

OTHER OUTGOINGS Business Rates approximately £2,720 pa payable, buildings insurance contribution approximately £200.00, water rates approximately £45 pa, contribution towards gardening/landscaping approximately £200 pa. Heating, a percentage of the total cost to be charged back to the tenant.

VIEWING

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

David Savage
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REF

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