

**PROMINENT GROUND FLOOR OFFICE**  
**IDEAL FOR A2 USERS**  
**SUCH AS PROFESSIONAL & FINANCIAL SERVICES**  
**TO LET ON FLEXIBLE LEASE TERMS**

200 ft<sup>2</sup> (55.74 m<sup>2</sup>)

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



**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

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- ▶ **Parking for 1 Vehicle**
- ▶ **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 office suite holds 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 is 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.

Internally the premises have a central hallway which gives access to shared male and female toilet facilities and a kitchenette.

## ACCOMMODATION

Approximate floor areas:

Ground Floor	18.58 m <sup>2</sup>	200 ft <sup>2</sup>
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**LEASE** Available on new lease terms by agreement.

**RENT** £2,700 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 to be assessed, but we anticipate approximately £905 pa payable, buildings insurance contribution approximately £66.00, water rates approximately £15 pa, contribution towards gardening/landscaping approximately £66.00 pa. Heating, a percentage of the total cost to be charged back to the tenant.

## VIEWING

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

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## REF

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