

**PROMINENT OFFICES IN A POPULAR BUSINESS LOCATION**

**IDEAL FOR A2 USERS**

**SUCH AS PROFESSIONAL & FINANCIAL SERVICES**

**TO LET ON NEW LEASE TERMS**

624-1,385 ft<sup>2</sup> (57.97-128.67 m<sup>2</sup>)

**SUITES 2 & 4, OLD BANK CHAMBERS  
3-5 ALEXANDRA ROAD, FARNBOROUGH, GU14 6BU**



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**Advice and Expertise** on the following:

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**Lease Renewals**

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Taxation Purposes**

**Investments**

**Land**



- ▶ **Good Parking Facilities in Private Rear Car Park**
- ▶ **Excellent access to the A331 Blackwater Relief Road**
- ▶ **Adjacent to banks and local shops**
- ▶ **Toilet and Kitchenette Facilities**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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 suites hold an excellent location adjacent to two major banks, various local shopping facilities and restaurants. A bus stop and post box is right outside the premises.

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

## DESCRIPTION

Suite 2 offers ground floor accommodation and Suite 4 is first floor, both have various partitioned offices and toilet and kitchenette facilities.

## ACCOMMODATION

**Please note that there is a connecting door, so both offices can be taken under one lease giving a total floor area to let of 1,385 ft<sup>2</sup>.**

### Suite 2

Approximate floor area:

Ground Floor and Part First Floor	57.97 m <sup>2</sup>	624 ft <sup>2</sup>
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### Suite 4

Approximate floor Area:

First Floor	70.7 m <sup>2</sup>	761 ft <sup>2</sup>
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**LEASE** Available on new lease terms by agreement, please note that if a lease is taken beyond 3 years, then there will be an upwards only open market rent review at the end of the third year.

## RENT

### Suite 2

Year 1 = £ 3,750 exclusive of all other outgoings.

Years 2-3 = £ 7,000 pax

Other Outgoings:

Rates £2,901 for 2011/2012 approximately.

Buildings Insurance £305 pa approximately.

Water Rates £50.00 pa approximately.

## Suite 4

Year 1 = £ 4,750 exclusive of all other outgoings.  
Years 2-3 = £ 9,500 pax

Other Outgoings:

Rates £3,983 for 2011/2012 approximately.  
Buildings Insurance £420 pa approximately.  
Water Rates £70.00 pa approximately.

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

## VIEWING

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

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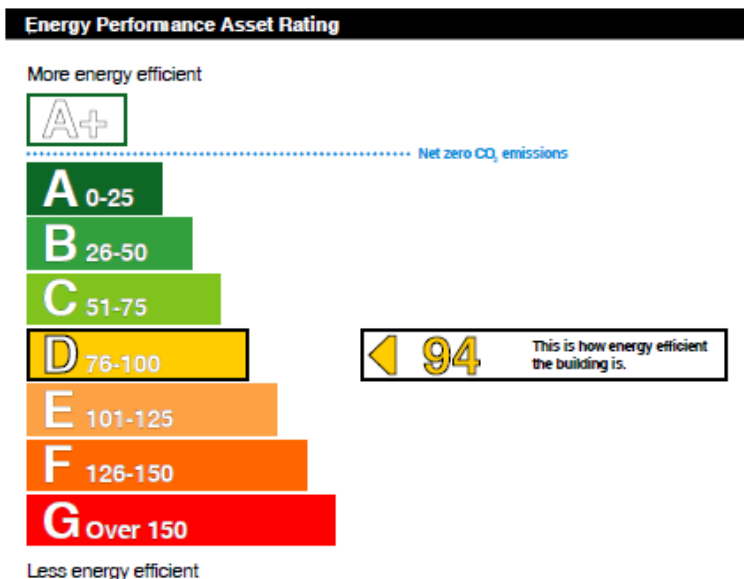
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