

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**



Unit 3 Kingsgrove Trade Park, Invincible Road, Farnborough, GU14 7SS

Premier Trade Park location in Farnborough town centre

Summary

Tenure	To Let
Available Size	1,669 sq ft / 155.06 sq m
Rent	£35,000 per annum
Service Charge	£1.81 per sq ft
Rates Payable	£9,072 per annum
Rateable Value	£21,000
EPC Rating	D (95)

Key Points

- Currently under refurbishment
- Immediate occupation available
- Easy access to M3 J4 & 4a and A331 Blackwater Valley Route
- WC's & kitchen facilities
- Recent new roof
- Walking distance to town centre
- 3 phase power supply
- Roller shutter door

Unit 3 Kingsgrove Trade Park, Invincible Road, Farnborough, GU14 7SS

DESCRIPTION

Unit 3 forms part of the Kingsgrove Trade Park, comprising a light industrial/warehouse unit of steel frame construction with facing brick elevations, block internal walls, under a pitched roof incorporating roof lights.

The unit is currently under refurbishment and has a new roof, 4.5m high roller shutter door and 5.6m clear internal height to the underside of the eaves. Separate pedestrian door facing large shared concrete service yard with allocated parking.

LOCATION

Kingsgrove Trade Park is a premier commercial destination situated on Invincible Road in the heart of Farnborough's established industrial and retail district. Occupying a high-profile position, the property is close to major national operators including Wickes, Dunelm, Travis Perkins, City Electrics and Howdens with high visibility, volume passing traffic and pedestrians.

The estate is located just 2.4 miles from Junction 4 (Frimley Interchange) of the M3 motorway, providing rapid access to the national motorway network. Farnborough Main Railway Station is situated approximately 0.8 miles away, offering frequent direct services to London Waterloo in under 40 minutes. Princes Mead Retail Park provides a public transport hub to central Farnborough and surrounding towns of Aldershot, Frimley, and Camberley.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - Warehouse unit	1,669	155.06	£35,000 /annum	Available
Total	1,669	155.06		

TERMS

Available immediately on new lease terms.

RENT

£35,000 per annum exclusive

RATES

Rateable value £21,000 per annum

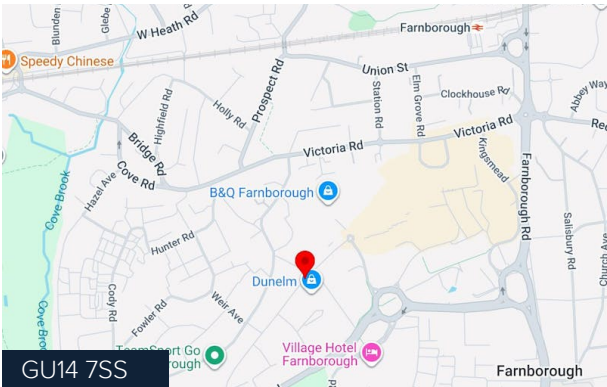
Rates payable £9,072 per annum

EPC

EPC Rating - D95

LEGAL FEES

Each party to meet their own legal costs incurred in the transaction.



Viewing & Further Information

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