

Office
FOR SALE

**HOLLIS
HOCKLEY**

AIRFIELD VIEWS



30 Hercules Way, Farnborough Aerospace Centre, GU14 6UU

Superb office with outstanding views over Farnborough Airport

Summary

Tenure	For Sale
Available Size	2,451 sq ft / 227.71 sq m
Price	Offers in the region of £650,000
Business Rates	Upon Enquiry
EPC Rating	D (80)

Key Points

- Modern office building
- Air-conditioned
- Extensive panoramic views over Farnborough Airport
- 10 private parking spaces
- Perimeter trunking
- Outside amenity space

30 Hercules Way, Farnborough Aerospace Centre, GU14 6UU

DESCRIPTION

Unit 30 Hercules Way forms part of Cirrus, an enclosure of 15 office buildings, providing attractive Grade A accommodation around a landscaped central courtyard.

The property comprises a two-storey self-contained building with first floor and disabled WCs and provides open plan accommodation with air-conditioning, suspended ceilings, recessed lighting, double glazing, carpeting and perimeter trunking.

The first floor accommodation has the benefit of commanding views over Farnborough Airport.

LOCATION

The unit is located on Farnborough Aerospace Park, within easy reach of both Junction 4 and 4A of the M3, and close to the North Camp Interchange on the A331, providing swift access to both the M3 and A3.

ACCOMMODATION

The property is an end of terrace triple aspect two-storey office unit with spectacular views over Farnborough Airport. Both floors are presented in good order with private male / female facilities. There are 10 private car parking spaces to the front of the property and a large sunny seating area to the side of the property with views over the airfield.

Floor/Unit	sq ft	sq m	Rent	Availability
Ground	1,199	111.39	-	Available
Suite	1,252	116.31	-	Available
Total	2,451	227.70		

PRICE

£650,000 for the freehold interest.

RATEABLE VALUE

Rating assessments for the unit are currently split into two as per below:

Ground floor rateable value - £22,750 pa

First floor rateable value - £24,2505 pa

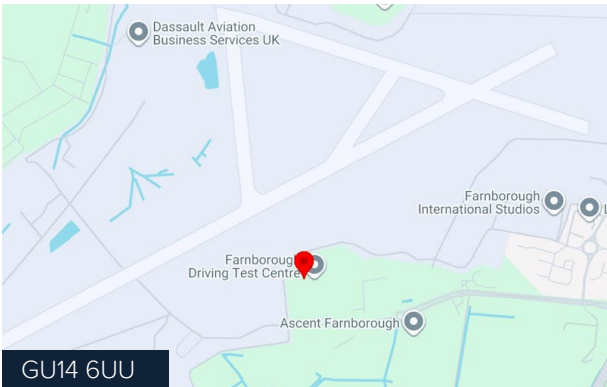
For more information please contact Rushmoor Borough Council 01252 398398.

EPC

EPC Rating D/ 80.

LEGAL FEES

Each party to meet its over legal costs incurred in the transaction.



Viewing & Further Information

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