Office

TO LET

HOLLIS HOCKLEY



First Floor, 57 Lynchford Road, Farnborough, GU14 6EJ

First floor Class E suite in convenient location

Summary

Tenure	To Let
Available Size	400 sq ft / 37.16 sq m
Rent	£750 per month
Business Rates	N/A
EPC Rating	D (85)

Key Points

- Well-presented E Class unit
- Gas central heating
- On site car parking
- Fully carpeted
- WC facilities
- Recently redecorated

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DESCRIPTION

First floor front Class E suite, presented in good condition with gas central heating, carpeting, with use of male and female WC's and tea point.

LOCATION

The property enjoys easy access to the A331 Blackwater Valley Relief Road (less than 1 mile), providing easy access to the M3 and A3. North Camp BR station (Gatwick / Reading) is within a 10 minute walk and Farnborough mainline BR station (Waterloo / Southampton) is within 1.5 miles.

There is a private car park to the rear of the property.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor Front Office	400	37.16	Available

RENT

Rent £750 per month.

LEASE

Available on flexible occupational tenancy.

EPC

D/85

RATES

To be reassessed as currently combined with other parts of the property.

NOTE: It is believed that 100% Small Unit Business Rate Relief should apply, subject to status. For clarification please contact Rushmoor Borough Council direct.

LEGAL COSTS

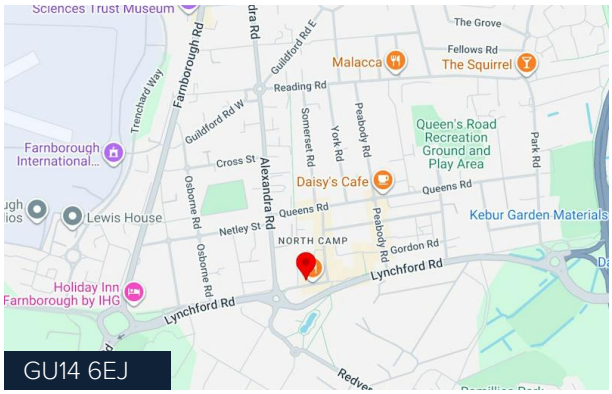
Each party to meet its own legal cost incurred in the transaction.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.







Viewing & Further Information

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