

17A

INVINCIBLE ROAD
FARNBOROUGH | GU14 7QU

YOUR SPACE, YOUR CHOICE

To Let 10,013 sq ft (930.24 sq m)

Self-contained Warehouse with Trade Counter/Showroom use.



17A



Description

The property comprises an attached single storey warehouse with additional planning consent for ancillary A1 trade counter use.

Internally the warehouse is open plan, including a newly installed glazed front with toilet / amenity block at the front of the premises.

The landlord is willing to consider internal improvements to allow a tenant to install additional offices and ancillary accommodation.

Accommodation

The accommodation has been measured on a gross internal basis as follows, approx areas.

UNIT	SQ FT	SQ M
17A	10,013	930.24
Total	10,013	930.24

Key Features



Self-contained warehouse unit with newly installed glass front which would offer excellent potential for trade counter use



Prominent location fronting Elles Road



3 phase power



Eaves height of 20 ft / 6 m



Forecourt and car parking



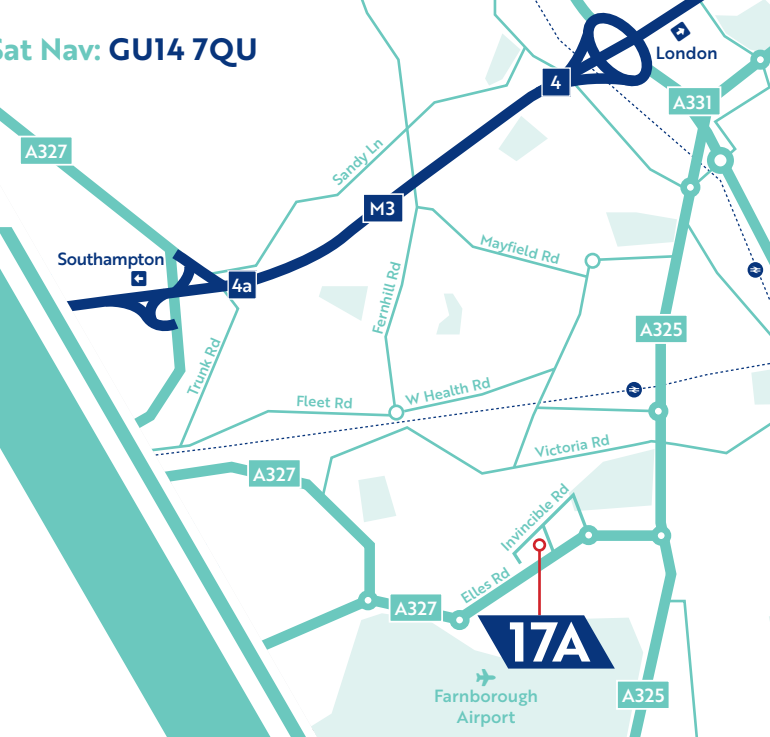
1 Level loading door

Location

Unit 17a is located in a prominent position fronting Elles Road, one of Farnborough's main trade centre and industrial estates, and is adjacent to the towns main shopping centre, leisure facilities and two retail parks.

The property is adjacent to Magnet kitchen showroom and trade depot, with other nearby traders including Wickes, Howdens, Screwfix, City Plumbing, B&Q and Dunelm. A new Travis Perkins trade depot is under construction on the adjoining site.

Sat Nav: GU14 7QU



Access to Junction 4 of the M3 is approximately 3 miles to the north, providing access to Greater London, the M25 (junction 12 - 11 miles) and to the national motorway network. Heathrow Airport is situated 19 miles to the north east, and Farnborough railway station is 1.5 miles from the property, providing regular and direct services to London (Waterloo) with a journey time of approximately 34 minutes.



Terms Available by way of a new full repairing and insuring lease.

Rent Rent on application.

Rates Payable Upon application.

EPC Rating Rating C (68).

Anti Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Viewings Strictly by appointment via joint sole agents:



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