

Office, Industrial / Warehouse
TO LET

**HOLLIS
HOCKLEY**



**Unit R Linsford Business Centre, Linsford Lane, Mytchett, GU16
6DJ**

Workshop / storage unit with office in quiet business location

Summary

Tenure	To Let
Available Size	530 sq ft / 49.24 sq m
Rent	£8,400 per annum plus VAT
Service Charge	£295 per month plus VAT
Rates Payable	£2,980.80 per annum Note: 100% Small Unit Business Rate Relief should be applicable, subject to status
Rateable Value	£6,900

Key Points

- Workshop / storage unit with office
- In quiet business location
- Security gates and CCTV
- Well maintained site

Unit R Linsford Business Centre, Linsford Lane, Mytchett, GU16 6DJ

DESCRIPTION

A well presented self-contained unit providing an open storage / workshop area, with roller shutter loading door (height 2.3 metres approx) and modern lighting.

The office is connected to the industrial area, but has a separate front entrance door, and has the benefit of heating / cooling, with small modern kitchen and modern WC.

The unit has one allocated private parking space opposite, and there is further extensive car parking available on the site. Linsford Business Centre provides a range of well presented business units, in a quiet and pleasant location, with generous on-site car parking and access. The Business Centre is surrounded by lakes and golf course, and is conveniently located on the Surrey and Hampshire borders.

There are hours of use restrictions, being 7 am - 7 pm Monday to Friday, 7 am - 1 pm on Saturdays, but not on Sundays or Bank Holidays.

LOCATION

Linsford Business Centre is located at the end of Linsford Lane, accessed from Coleford Bridge Road, and being within easy access of both the A331 Blackwater Valley Relief Road and both Farnborough and Frimley centres.

ACCOMMODATION

Floor/Unit	Building Type	sq ft	Availability
Unit	Industrial / Warehouse	530	Available

TERMS

£8,400 per annum (plus VAT).

Available on flexible lease document, with early entry possible.

SERVICE CHARGE

A service charge of £295 per month (plus VAT) is payable, this includes water services, bins and car parking areas.

RATES

Rateable value - £6,900 per annum

Rates payable - £2,980 per annum

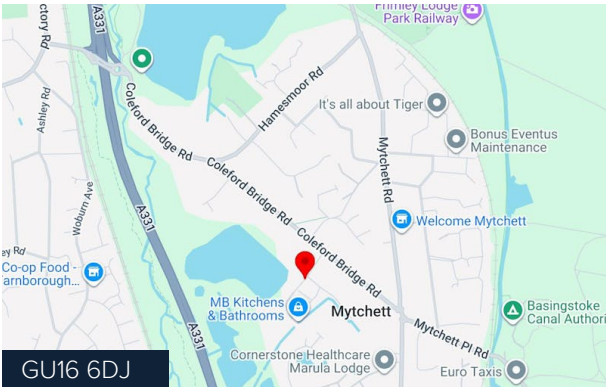
Note: 100% Small Unit Business Rate Relief should be applicable subject to status.

EPC

Upon application.

LEGAL COSTS

Due to straightforward lease documentation, there are unlikely to be any significant legal costs.



Viewing & Further Information

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