



Penta House, Lynchford Lane, Farnborough GU14 6JF

TO LET

Detached industrial/warehouse
premises with substantial yard

**27,810 Sq Ft
(2,584 Sq M)**

DESCRIPTION

Comprising a detached single storey industrial/warehouse building and offices over two floors. Externally there is a good level of car parking and yard space. The property is self contained in its own compound which extends to 3 acres approx.

We understand the building was constructed in 1995 and is of steel portal frame construction with profiled steel cladding and pitched roof. Access into the warehouse is facilitated by way of three loading doors. There are offices on two floors to the front of the property.

- ✓ 3 loading doors
- ✓ Eaves height 8.2m approx.
- ✓ Centrally heated offices and staff facilities
- ✓ Substantial yard/parking areas
- ✓ Good access to the M3 at junction 4 via the A331



LOCATION

The property is situated on Lynchford Lane at Ash Vale, Surrey. The location is convenient for road access located just off the Ash Vale/Farnborough junction on the A331 dual carriageway. Access to the M3 at junction 4 is 3.6 miles via the A331 to the north.

North Camp and Ash Vale railway stations are within easy walking distance.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground - industrial/warehouse	19,598	1,821
Ground - offices/ancillary	4,106	381
First - offices/ancillary	4,106	381
Total	27,810	2,584

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

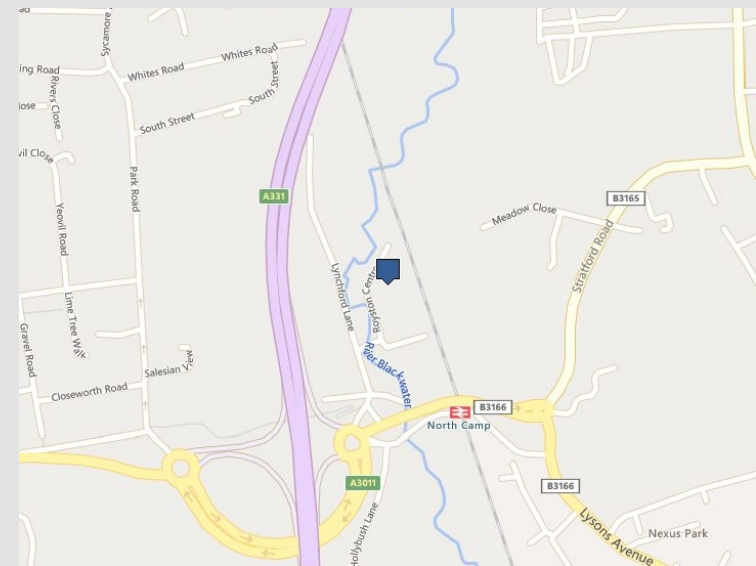
BUSINESS RATES

According to the VOA website the rateable value is £210,000 UBR 2020/21 - 51.2

TERMS

The property is available on a new FRI lease.

EPC Category D (94)



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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