

Office, Retail
TO LET

**HOLLIS
HOCKLEY**



57 Lynchford Road, Farnborough, GU14 6EJ

Retail / Office / E Class unit in prominent location

Summary

Tenure	To Let
Available Size	425 sq ft / 39.48 sq m
Rent	£12,500 per annum
Business Rates	N/A
EPC Rating	D (85)

Key Points

- Well-presented ground floor E Class unit
- Gas central heating
- On site car parking
- Fully carpeted
- WC facilities
- Air conditioning

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DESCRIPTION

A ground floor retail / office unit presented in good condition, with gas central heating / carpeting etc, and with modern shopfront.

Available for immediate occupation.

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
Ground - Ground Floor Front	425	39.48	Available
Total	425	39.48	

RENT

£12,500 per annum exclusive.

LEASE

Available on flexible occupational tenancy.

EPC

D/85

RATES

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

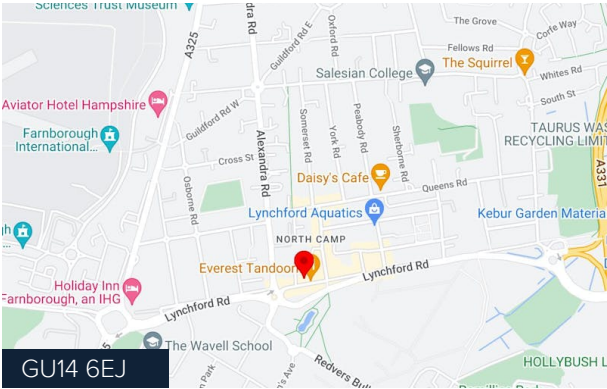
NOTE: It is believed that 100% Small Unit Business Rate Relief should apply, subject to status. For clarification please contact Rushmoor Borough Council direct.

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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