

Office, Retail
TO LET



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
- Fully carpeted
- Gas central heating
- WC facilities
- Air conditioning
- On site car parking

57 Lynchford Road, Farnborough, GU14 6EJ

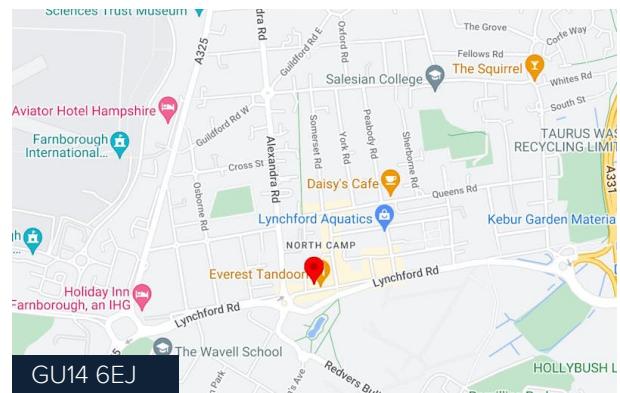
DESCRIPTION

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

NEIL HOCKLEY

01252 545848 | 07770 925870

neil.hockley@hollishockley.co.uk

CLAIRE HUCKSON

01252 545 848 | 07736679296

claire.huckson@hollishockley.co.uk

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Generated on 17/02/2026