



**Old Bakery Mews, 156C Rectory Road, Farnborough, GU14 7BT**  
Well presented office suite with storage and parking

Summary

Tenure	To Let
Available Size	725 sq ft / 67.35 sq m
Rent	£850 per month
Rates Payable	£3,892.20 per annum Small Unit Business Rate Relief should be applicable, subject to status
Rateable Value	£7,800
EPC Rating	C (75)

Key Points

- Well presented throughout
- Close to Farnborough North & Main BR stations
- Allocated parking spaces
- Attractive mews location
- Air conditioning to main office

# Old Bakery Mews, 156C Rectory Road, Farnborough, GU14 7BT

## DESCRIPTION

Old Bakery Mews is located within a mews development of residential apartments and small office buildings, with on site parking.

The suite is located on the ground floor at the rear of the mews. It is well presented internally, with the main office area having the benefit of air conditioning. There is a further office / meeting room, a well fitted kitchen / breakout room. The suite includes private access to 2 upper rooms, currently used for storage. The site includes a private, modern WC which is externally accessed.

4 car parking space, 2 of which are covered.

## LOCATION

Old Bakery Mews is located on Rectory Road, within a short walk from Farnborough North and Farnborough Main BR stations, and providing easy access to the Blackwater Valley Relief Road / M3 J4 motorway.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Main office	300	27.87	Available
Ground - Meeting room / office	163	15.14	Available
Ground - Kitchen	100	9.29	Available
1st - Upper storage	162	15.05	Available
<b>Total</b>	<b>725</b>	<b>67.35</b>	

## RENT

£850 per month exclusive.

## TERMS

New flexible occupational terms.

## RATES

Rateable value 01 April 2026 - £7,800 per annum.

Rates payable 01 April 2026 - £3,892 per annum.

Note: Small Unit Business Rate Relief should be applicable, subject to status. Please contact Rushmoor BC for exact details.

## EPC

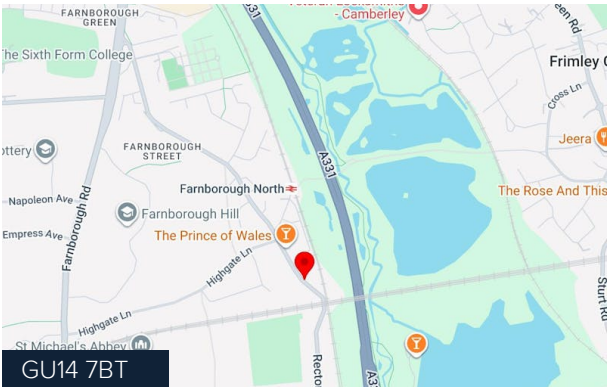
EPC Rating - E75.

## AVAILABILITY

Early occupation can be provided, subject to legal formalities.

## LEGAL COSTS

Each party to meet their own legal fees incurred in the transaction.



## Viewing & Further Information

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