



First Floor Rear, 57 Lynchford Road, Farnborough, GU14 6EJ

Newly refurbished first floor office suite with fully inclusive rent

Summary

Tenure	To Let
Available Size	349 sq ft / 32.42 sq m
Rent	£850 per month Inclusive
Service Charge	Inclusive
Business Rates	Upon application
EPC Rating	D (85)

Key Points

- Fully inclusive rent
- Car park at rear
- Prominent location in North Camp
- Newly refurbished
- WC & Kitchenette facilities

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DESCRIPTION

Newly refurbished first floor office, spread between 3 rooms. The office has just had new double glazed windows, been decorated throughout, and has modern lighting and central heating. The communal areas have also just been decorated, so the whole area has a fresh light modern appearance.

LOCATION

The property is situated in the main commercial area of South Farnborough. Communications are excellent with Junction 4 of the M3 within 3/4 miles, the A31 within 5 miles and the Blackwater Valley Relief Road (South Farnborough junction) is within 1 mile, providing direct access to the M3.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor Rear Office	349	32.42	Available
Total	349	32.42	

TERMS

Available on new easy in / easy out lease terms to suit.

RENT

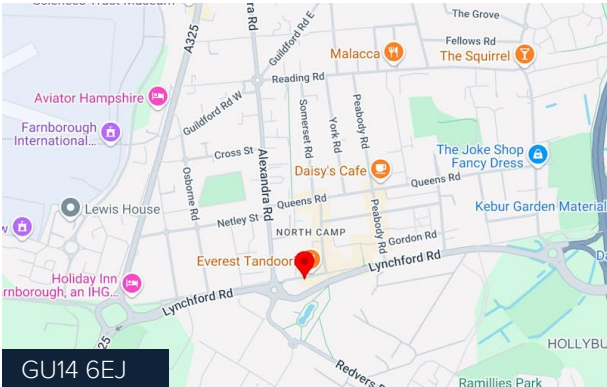
£850 per month all inclusive of utility charges.

AVAILABILITY

The refurbishment will be completed within the next couple of weeks, so will be available by the end of the month.

LEGAL COSTS

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



Viewing & Further Information

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