

Office  
**FOR SALE**

**HOLLIS  
HOCKLEY**

AIRFIELD VIEWS



## 30 Hercules Way, Farnborough Aerospace Centre, GU14 6UU

Superb office with outstanding views over Farnborough Airport

### Summary

|                       |                                  |
|-----------------------|----------------------------------|
| <b>Tenure</b>         | For Sale                         |
| <b>Available Size</b> | 2,451 sq ft / 227.71 sq m        |
| <b>Price</b>          | Offers in the region of £650,000 |
| <b>Business Rates</b> | Upon Enquiry                     |
| <b>EPC Rating</b>     | D (80)                           |

### Key Points

- Modern office building
- Air-conditioned
- Extensive panoramic views over Farnborough Airport
- 10 private parking spaces
- Perimeter trunking
- Outside amenity space

# 30 Hercules Way, Farnborough Aerospace Centre, GU14 6UU

## DESCRIPTION

Unit 30 Hercules Way forms part of Cirrus, an enclosure of 15 office buildings, providing attractive Grade A accommodation around a landscaped central courtyard.

The property comprises a two-storey self-contained building with first floor and disabled WCs and provides open plan accommodation with air-conditioning, suspended ceilings, recessed lighting, double glazing, carpeting and perimeter trunking.

The first floor accommodation has the benefit of commanding views over Farnborough Airport.

## LOCATION

The unit is located on Farnborough Aerospace Park, within easy reach of both Junction 4 and 4A of the M3, and close to the North Camp Interchange on the A331, providing swift access to both the M3 and A3.

## ACCOMMODATION

The property is an end of terrace triple aspect two-storey office unit with spectacular views over Farnborough Airport. Both floors are presented in good order with private male / female facilities. There are 10 private car parking spaces to the front of the property and a large sunny seating area to the side of the property with views over the airfield.

| Floor/Unit   | sq ft        | sq m          | Rent | Availability |
|--------------|--------------|---------------|------|--------------|
| Ground       | 1,199        | 111.39        | -    | Available    |
| Suite        | 1,252        | 116.31        | -    | Available    |
| <b>Total</b> | <b>2,451</b> | <b>227.70</b> |      |              |

## PRICE

£650,000 for the freehold interest.

## RATEABLE VALUE

Rating assessments for the unit are currently split into two as per below:

Ground floor rateable value - £22,750 pa  
First floor rateable value - £24,250 pa

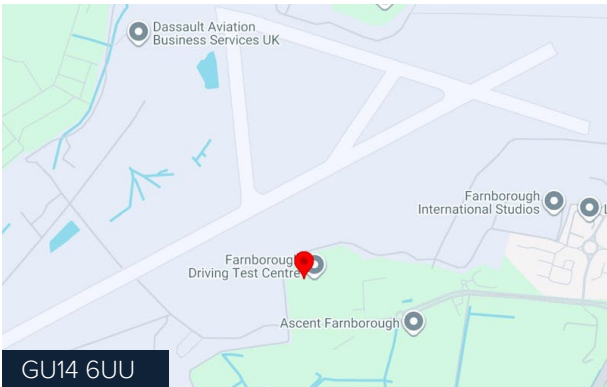
For more information please contact Rushmoor Borough Council 01252 398398.

## EPC

EPC Rating D/ 80.

## LEGAL FEES

Each party to meet its over legal costs incurred in the transaction.



## Viewing & Further Information

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