

Industrial / Warehouse

TO LET



CURCHOD&CO



Units 7, 8 & 9 Farnborough Business Centre

Eelmoor Road, Farnborough, GU14 7XA

Hi-tech business units

1,214 to 5,009 sq ft

(112.78 to 465.35 sq m)

- Ground floor storage, first floor offices
- Ground floor height of 3.64m
- Loading door 2.8m wide x 2.9m high
- 14 parking spaces
- Gas central heating
- Available as a whole or individually

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	1,214 to 5,009 sq ft
Rent	£15 per sq ft
Rates Payable	£32,512 per annum Rating assessment will need to be seperated if the units are occupied by different tenants.
Rateable Value	£63,500
EPC Rating	Upon Enquiry

Location

Farnborough is an established commercial centre at the heart of the Blackwater Valley conurbation, within close proximity to the neighbouring towns of Camberley, Farnham, Aldershot and Fleet.

The M3 motorway Junction 4A is within just a few minutes drive, and provides swift and easy access to London, the M25 motorway, the South Coast and both Heathrow and Gatwick Airports. Farnborough benefits from a mainline railway station with a high speed direct link to London (Waterloo 34 minutes) and an extensively refurbished town centre shopping scheme.

Description

Farnborough Business Centre is a development of 16 hi-tech business units set within a landscaped courtyard. The buildings vary in size, and comprise open plan office accommodation at first floor level, with light industrial/warehouse space to the ground floor.

The ground floor is accessed through a rear courtyard/loading area with a roller shutter door, and personnel access may also be gained through the main reception to the front of the building, where there are also WC's.

Accommodation

Name	Sq ft	Sq m	Availability
Unit - 7	2,416	224.45	Available
Unit - 8	1,342	124.68	Available
Unit - 9	1,251	116.22	Available
Total	5,009	465.35	

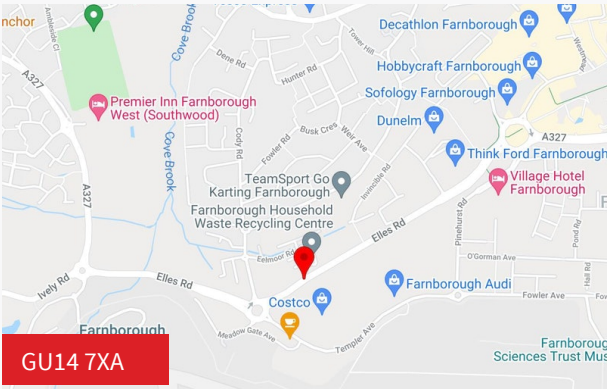
Terms

A new full repairing and insuring lease is available for a term to be agreed.

The rent is exclusive of business rates, utilities, building insurance, service charge and VAT.

Legal Costs

Each side to be responsible for the payment of their own legal fees incurred in the letting.



Viewing & Further Information

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