



46-48 Victoria Road (First Floor)

Farnborough, GU14 7PG

Self contained first floor offices

1,315 sq ft

(122.17 sq m)

- Town centre location
- 3 on site parking spaces
- Good natural light
- LED lights
- Self contained
- Close to public transport
- Busy thoroughfare

Summary

Available Size	1,315 sq ft
Rent	£15,600 per annum
Rates Payable	£9,720 per annum
Rateable Value	£22,500
Service Charge	N/A
EPC Rating	Upon enquiry

Description

The first floor property is accessed from the side of the building where there is a walkway directly from the private car park where 3 spaces are allocated to the first floor. The building is situated in a prominent location on Victoria Road, in an area that benefits from a high level of footfall. The first floor has been largely split into several small offices and meeting rooms, with the largest front office (open work space) benefiting from excellent natural light. There is a decent size kitchen and 2 WCs. Heating is via electric wall mounted heaters. The Ground floor is occupied by HSL as a showroom / retail premises.

Location

The premises are located prominently on Victoria Road in Farnborough, within a few minutes walking distance of the town centre shopping scheme. Farnborough mainline railway station is also just a couple of minutes stroll away and offers a fast and frequent service to London Waterloo (approx journey time 40 minutes)

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.

Terms

The offices are available on a new lease for a term to be agreed.

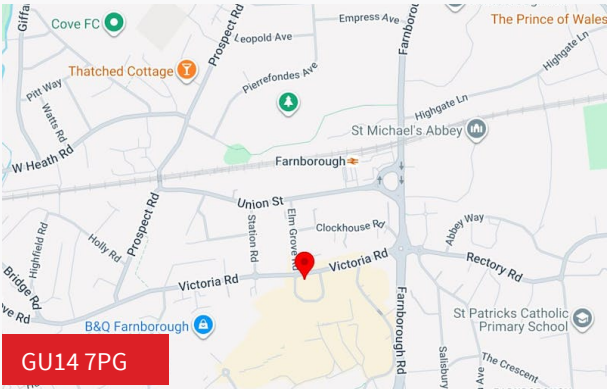
Legal Costs/VAT

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

All prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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