

Office, Industrial / Warehouse

TO LET



15 Hercules Way, Farnborough Aerospace Centre, Farnborough, GU14 6UU

High tech / business unit within courtyard setting overlooking Farnborough Airfield

Summary

Tenure	To Let
Available Size	2,280 sq ft / 211.82 sq m
Rent	£35,000 per annum plus VAT
Service Charge	£3,200 per annum
Rates Payable	£10,479 per annum
Rateable Value	£21,000
EPC Rating	B (41)

Key Points

- Mainly set out as office, but can be changed
- High tech business unit
- Courtyard setting
- Fully fitted ground floor
- Fully fitted offices to first floor
- Private car parking
- Air-conditioning

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DESCRIPTION

The unit is presented in extremely good order throughout and currently set out as mainly offices. The first floor provides full office specification as open-plan area, with private offices / meeting room, with good quality glazed partitioning, air-conditioning and generally fitted throughout.

The ground floor currently provides a goods inward area with an additional work area, together with open-plan kitchen / break-out space, and private male / female facilities.

LOCATION

The unit is located on a modern industrial estate 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 accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,165	108.23	Available
1st - first floor	1,115	103.59	Available
Total	2,280	211.82	

TERMS

The building is available on new lease Full Repairing and Insuring terms.

RENT

£35,000 per annum exclusive (plus VAT).

EPC

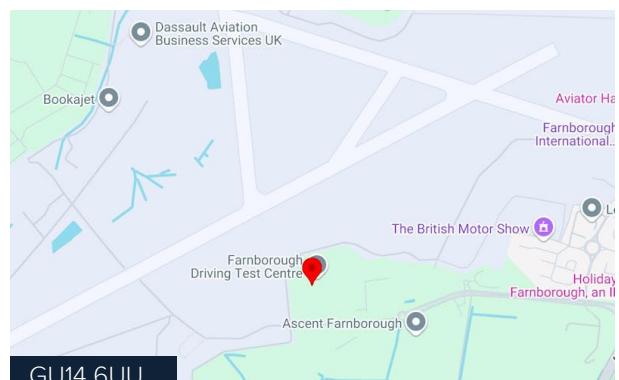
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LEGAL COSTS

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

ESTATE SERVICE CHARGE

There is an Estate Service Charge payable, currently £3,200 per annum (plus VAT).



Viewing & Further Information

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