

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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TO LET

Prominent First Floor Offices with Parking

1,315 sq ft [122.16 sq m]

RENT ONLY
£9.13 PER SQ FT



46-48 Victoria Road,
Farnborough
Hampshire
GU14 7PG



ACQUISITIONS BUILDING SURVEYING BUSINESS RATES CONSULTANCY DEVELOPMENT INVESTMENTS LEASE RENEWALS
LETTINGS PROPERTY AUDIT PROPERTY MANAGEMENT RELOCATION RENT REVIEWS SALES VALUATIONS

LOCATION

The offices are situated in a prominent position close to the Queensmead and Princes Mead Shopping Centres.

Farnborough mainline railway station (Waterloo) is situated within easy walking distance. The M3, Junctions 4 and 4a are within about 3 miles of the property.

Nearby occupiers include Beefeater, Travelodge, Nat West Bank, Barclays Bank, Royal Bank of Scotland and Menzies Accountants.

DESCRIPTION

Self-contained first floor offices which benefit from being newly decorated and located close to all amenities. The property has its own kitchen and toilet facilities.

AMENITIES

- Prominent location
- 3 Reserved Car Parking Spaces
- Public Car Parks to the rear of the Property
- Close to the Mainline Station
- Central location close to the Town Centre Shopping
- Partitioned Offices
- Self-contained



FLOOR AREAS

First Floor Offices 122.16 sq m 1,315 sq ft
(includes a store cupboard of 20 sq ft)

RENT

Offers are invited in the region of £12,000 per annum exclusive.

EPC

The property has an Energy Performance Ratings as follows:-
C 73

RATES

2017

Rateable value	£16,000
Uniform Business Rate (2020/21)	51.2p/£
Rates Payable (estimated)	£8,192

If this is to be your only commercial property, then you will qualify for small business rates relief however, it is recommended interested parties should make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment through the sole agents:

Keith Harpley

London Clancy

01276 682055

Email: keithharpley@londonclancy.co.uk

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IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed. Mar2020