

DETACHED OFFICE / BUSINESS PREMISES

TO LET / FOR SALE

4,523 sq.ft. (420.20 sq.m)



**LYNCHFORD HOUSE, LYNCHFORD LANE,
FARNBOROUGH, HAMPSHIRE, GU14 6JD**



- Detached and self contained
- 30 Parking spaces approx.
- Adjacent to the A331
- Site area 0.36 acres
- Available September 2006

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Offices also in Basingstoke

LOCATION

Farnborough is a busy commercial centre at the heart of the Blackwater Valley lying close to junctions 4 & 4A of the M3 motorway. The town is internationally recognised as the home of the Farnborough Air show and has strong ties with high technology and aviation industries.

Lynchford House is in a prominent position overlooking the roundabout at the junction of Lynchford Lane, Lynchford Road and the Blackwater Valley Relief Road (A331), which offers a dual carriageway link to junction 4 of the M3 motorway, a few minutes drive to the North. Lynchford House is within 2-3 minutes walk of Ash Vale mainline railway station, which provides a regular service to London (Waterloo) with a journey time of approx. 44 minutes.

DESCRIPTION

Lynchford House comprises an original, period property with modern extensions. Offices are provided on the ground and first floors in the original section whilst the extensions provide offices on the first floor with a mix of lab space and industrial accommodation on the ground floor. The offices benefit from carpeting, fluorescent strip lighting and central heating whilst the lab area is fitted with a clean vinyl floor and a suspended ceiling with flush fluorescent lighting and the industrial accommodation has a concrete floor and fluorescent strip lights.

Access is via the main entrance in the original part of the property, or via a set of double doors at the rear. There are two staircases, male and female toilets on both floors, a kitchen facility on the first floor and a fire escape at the rear of the first floor. The clear height in the ground floor industrial area is between 2.6m and 2.7m. The property provides good access for vehicles such as light vans and cars and there are approx. 30 car parking spaces.

PLANNING

Lynchford House has been used since 1971 for purposes falling under Class B1 of The Town and Country Planning (use classes) Order 1987. We believe there is potential for the property to provide office accommodation throughout, subject to planning considerations. There is ample car parking on site to provide for a full office use.

AREAS	Ground Floor Offices/Lab Area/Industrial	2,182 sq ft	(202.7 sq m)
	First Floor Offices	2,341 sq ft	(217.5 sq m)
	Total Approximate Floor Area	4,523 sq ft	(420.2 sq m)

The above areas have been calculated on a net internal basis from measurements taken on-site.

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed. Alternatively the owners would give consideration to selling their freehold interest.

RENT/PRICE

Details of the rent and an indication of the freehold purchase price can be obtained from the sole agents.

RATES

We are verbally informed by Rushmoor Borough Council that the Rateable Value for the premises is £45,750. The rate in the £ is 0.433p giving rise to a rates payable figure, of approx. £19,900 for the year April 2006/2007.

AVAILABILITY AND VIEWINGS

The property will be available in September 2006, subject to completion of legal formalities. To arrange to look at the property or for further information please contact the sole agents.



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