

460 sq ft / 42 sq m

Attractive small office suite

Conveniently located close to amenities

Highly attractive terms

TO LET



**First floor, front suite, 57 Lynchford Road,
Farnborough GU14 6EJ**

- Main office 307 sq ft, with attractive outlook
- Second office / meeting room
- Kitchenette, male & female WCs*
- Parking
- Flexible lease arrangement

01252 545848

1 Alexandra Road ■ Farnborough
Hampshire ■ GU14 6BU

LOCATION

The subject property is located in a convenient position in South Farnborough, very close to local amenities including Lloyds Bank, NatWest Bank, Boots the Chemist, Post Office, bakers and sandwich bars, along with a wide range of local pubs and restaurants.

SITUATION

The property enjoys easy access to the A331 Blackwater Valley Relief Road, in less than one mile, providing easy access to the M3 and A3. North Camp BR station is within a 10 minute walk (Gatwick / Reading), and Farnborough main line BR station (Waterloo / Southampton) is within 1½ miles.

Although there is on site car parking to the rear of the property, there is ample local car parking, within a very short walk.

DESCRIPTION

The suite is located on the first floor, having the benefit of a pleasant, airy open landing area, providing access to a bright and airy front office, with a secondary office / meeting room. There is a small kitchenette and ladies' WC to the first floor, and a gents' WC to the ground floor, shared with a small number of other occupants.

The building has the benefit of full gas central heating and carpeting, and is presented in clean order throughout.

There is a private car park to the rear of the property.

ACCOMMODATION

Main office	307 sq ft	28.5 sq m
Office 2	153 sq ft	14.2 sq m
Total (gross internal area)	460 sq ft	42.7 sq m

The unit has been measured in accordance with the RICS Code of Measuring Practice (5th Edition)

TERMS

Available on flexible new lease terms, to be agreed.

RENT

£6,500 per annum.

SERVICE CHARGE

There will be a monthly service charge, currently estimated at £300 pcm, which will include **BUSINESS RATES, WATER RATES, BUILDING INSURANCE, COMMUNAL CLEANING, AND ALL HEATING AND LIGHTING.**

OCCUPATION

Occupation can be arranged at very short notice.

LEGAL COSTS

Each party to pay their own legal costs arising out of the transaction.

VIEWING

Strictly by appointment only through the sole agents:

Neil Hockley– HOLLIS HOCKLEY Tel: 01252 545848 Fax: 01252 373350 Email: nph@hollishockley.co.uk

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