

1,806 sq ft / 167.8 sq m

**Modern warehouse unit incorporating
extensively fitted mezzanine
offices / stores / kitchenette**

TO LET



**Unit 1, 14 Camp Road, Farnborough,
Hampshire GU14 6EW**

- Modern end of terrace warehouse unit
- Reception / trade counter
- Private car parking
- Close to A331 North Camp interchange

01252 545848

1 Alexandra Road ■ Farnborough
Hampshire ■ GU14 6BU

LOCATION

Farnborough is located approximately 40 miles west of London and 11 miles north of Guildford, within the Blackwater Valley. Road communications are excellent as the property is only 3 miles south east of Junction 4 of the M3 and 3 miles north east of Junction 4a of the M3 which provides access to the national motorway network via Junction 11 of the M25, which is only 14 miles away. Additionally the A31 lies to the south of the town and is easily accessed via the A331

Farnborough also benefits from mainline rail services with a fastest journey time to London (Waterloo) of 38 minutes and Southampton Central of 52 minutes. Heathrow Airport is 25 miles to the north-east and Gatwick Airport is approximately 45 miles to the east.

DESCRIPTION

An end of terrace modern unit (within a block of four) in a small private estate within the North Camp area of Farnborough, enjoying easy access to both the town centre, and to the North Camp interchange of the Blackwater Valley Route (A331), providing swift access to both the M3 (Junction 4) and to Guildford / A31 / A3.

AMENITIES

- * Reception / sales desk
- * Gas central heating throughout
- * Suspended ceilings with inset lighting
- * Replacement double glazing and blinds to offices
- * Fitted male and female WCs
- * Fitted kitchenette
- * Metal shutter loading door + security grille
- * Private car parking / loading
- * Burglar alarm system

ACCOMMODATION

Ground floor warehouse (incl. reception)	966 sq ft	89.8 sq m
First floor Stores / offices / kitchen	840 sq ft	78.0 sq m
Total (gross internal area)	1,806 sq ft	167.8 sq m

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

TERMS

To let on new full repairing lease terms.

RENT

£16,500 per annum exclusive.

RATES

Rateable value 2005	£9,700
Uniform Business Rate 2005 / 06	42.2p / £
Rates payable	£4,093.40

For confirmation of rates payable please contact Rushmoor Borough Council on 01252 398398

AVAILABILITY

End of March 2006

LEGAL COSTS

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

VIEWING

Strictly by appointment only through the sole agents:

Tim Crighton – HOLLIS HOCKLEY Tel: 01252 545848 Fax: 01252 373350 Email: tsc@hollishockley.co.uk

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TSC/0206