

PROMINENT OFFICES IN A POPULAR BUSINESS LOCATION

ALSO IDEAL FOR PROFESSIONAL/FINANCIAL SERVICES & CLINIC TYPE USES

TO LET ON NEW LEASE TERMS

761 ft²

£18.50 ft²

SUITE 4, OLD BANK CHAMBERS, 3-5 ALEXANDRA ROAD, FARNBOROUGH, GU14 6BU



**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

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Advice and Expertise on the following:

Sales

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Investments

Land



- ▶ **Large Private Rear Car Park with Reserved Parking Spaces**
- ▶ **Excellent access to the A331 Blackwater Relief Road**
- ▶ **Adjacent to the Post Office and local shops**
- ▶ **Own Kitchen and Toilet Facilities**
- ▶ **Excellent **Fibre** Internet Access in the Area**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

This office suite holds an excellent location close to the post office and various local shopping facilities and restaurants. A bus stop and post box are just a few steps from the premises. In fact Clare and Co are based next door to Old Bank Chambers and have always been delighted with the convenience of the location, and the excellent parking facilities.

The A331 is within 3-4 minutes drive offering access to Junction 4 of the M3 and Guildford/Farnham to the South.

DESCRIPTION

Suite 4 offers a pleasant first floor office area set out in part open plan format and some separate offices. The premises benefit from their own kitchen and toilet facilities



Good sized car park containing reserved parking spaces

ACCOMMODATION & RENT

Approximate floor area:

Suite 4	First Floor	761 ft ²	70.7 m ²	£14,000 pax	Parking 4 Spaces
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LEASE Available on new lease terms with length of lease period by agreement.

SERVICE CHARGE AND BUILDINGS INSURANCE

Service charge £4,467.20 per annum. Buildings Insurance to be confirmed.

VAT

All figures are exclusive of VAT. This building is liable for VAT on rent and other outgoings.

BUSINESS RATES

The rateable value for suite 4 £11,500 which equates to £5,738 payable. **HOWEVER, if this is to be your only commercial property, then you will qualify for the small business rates relief which at this level will mean that you will be exempt from paying any business rates, however, we advise interested parties to contact the Business Rates Department at Rushmoor Borough Council on 01252 398398 for clarification.**

ENERGY PERFORMANCE CERTIFICATE (EPC)



LEGAL COSTS Each party to pay their own legal costs.

VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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REF

18/016C – Suite 4 Old Bank Chambers