

# SELF CONTAINED FIRST FLOOR OFFICE SUITE IN A POPULAR BUSINESS LOCATION

**GOOD PARKING RATIO - 5 PARKING SPACES**

## TO LET ON NEW LEASE TERMS

707 ft<sup>2</sup> (65.68 m<sup>2</sup>)

**£20.50 ft<sup>2</sup>**

**SUITE 2, 7 ALEXANDRA ROAD, FARNBOROUGH, GU14 6BU**



commercial property consultants

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

T: 01252 415900

[www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)  
[ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

**Advice and Expertise** on the following:

**Sales**

**Lettings**

**Acquisitions**

**Rent Reviews**

**Lease Renewals**

**Opinion of Values**

**Investments**

**Land**



- ▶ **5 Reserved Parking Spaces within a Private Rear Car Park**
- ▶ **Excellent access to the A331 Blackwater Relief Road**
- ▶ **Adjacent to local North Camp Shopping Centre and Post Office**
- ▶ **Gas Heating by Radiators**
- ▶ **Kitchenette**
- ▶ **Male and Female Toilet Facilities**

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

The office suite holds an excellent location adjacent to various local shopping facilities and restaurants. A bus stop, post office and post box are all located close to the premises.

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

## DESCRIPTION

Suite 2 is a first floor open plan office suite, having it's own Male and Female toilet facilities, and kitchenette. Alexandra Road has Fibre Broadband available.

## ACCOMMODATION

Approximate floor area: 707 ft<sup>2</sup> 65.68 m<sup>2</sup>



## LEASE

Available on new lease terms by agreement, please note that if a lease is taken beyond 3 years, then there will be an upwards only open market rent review at the end of the third year.

## RENT

An annual rent of £14,500 plus VAT exclusive of all other outgoings.

## BUSINESS RATES

A rateable value of £8,700, which equates to an annual figure payable of approximately £4,341.30, based on the 2023/2024 uniform business rate of £0.499 pence in the pound. **However, please note that under the provisions of the small business rates relief, if this is to be your only business premises, then you will be 100% exempt from paying any business rates at this time. For further information please contact the Council Rates Department at Rushmoor Borough Council.**

## SERVICE CHARGE:

Annual service charge £3,343.24 plus VAT.

## BUILDINGS INSURANCE:

Annual buildings insurance premium of £960.64 plus VAT.

## VAT

Please note that VAT is chargeable on the rent and all the other outgoings.

## ENERGY PERFORMANCE CERTIFICATE (EPC)



## VIEWING

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

David Savage and Keith Harpley

**Clare & Company**

7 Alexandra Road

Farnborough

GU14 6BU

**Telephone:** 01252 415900

**Mobile:** 07798 761028 and 07949 016459

**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

## REF

18/016C – Suite 2 7 Alexandra Road, Farnborough