

# Industrial / Warehouse

TO LET



CURCHOD&CO



## 14 Farnborough Business Centre

Eelmoor Road, Farnborough, GU14 7XA

### Two Storey Business Unit

1,162 sq ft

(107.95 sq m)

- 5 parking spaces
- Ground floor eaves height 3.65m
- Loading door 2.76m wide x 2.88m high
- Gas central heating
- 2x wc's
- Three phase power

[curchodandco.com](http://curchodandco.com) | 01276 682501

Chartered surveyors, land property & construction consultants

## Summary

Available Size	1,162 sq ft
Rent	£22,100 per annum
Rates Payable	£6,861.25 per annum
Rateable Value	£13,750
Service Charge	£1.76 per sq ft
EPC Rating	C (69)

## Description

Farnborough Business Centre is a development of 16 hi-tech business units set within a landscaped courtyard. The buildings vary in size, and comprise open plan office accommodation at first floor level, with light industrial/warehouse space to the ground floor. The ground floor is accessed through a rear courtyard/loading area with a roller shutter door, and personnel access may also be gained through the main reception to the front of the building, where there are also WC's.

## Location

Farnborough is an established commercial centre at the heart of the Blackwater Valley conurbation, within close proximity to the neighbouring towns of Camberley, Farnham, Aldershot and Fleet.

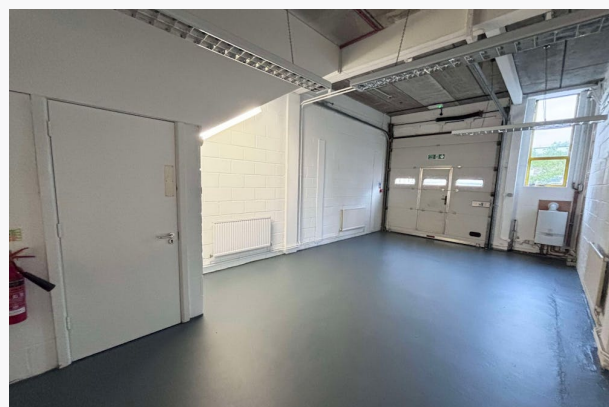
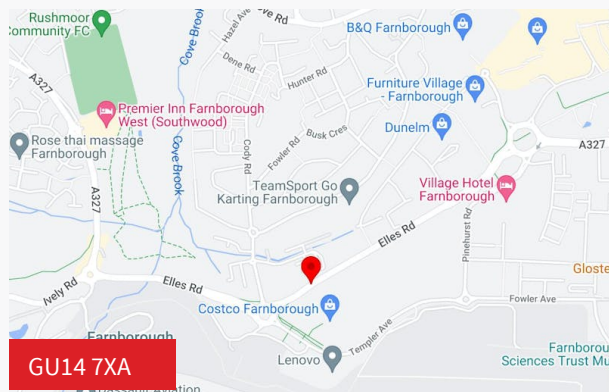
The M3 motorway Junction 4A is within just a few minutes drive, and provides swift and easy access to London, the M25 motorway, the South Coast and both Heathrow and Gatwick Airports. Farnborough benefits from a mainline railway station with a high speed direct link to London (Waterloo 34 minutes).

## Terms

A new full repairing and insuring lease is available for a term to be agreed. The rent is exclusive of business rates, utilities, building insurance, service charge and VAT.

## Legal Costs

Each side to be responsible for the payment of their own legal fees incurred in the letting.



## Viewing & Further Information

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