

PROMINENT DETACHED OFFICE BUILDING IN A POPULAR BUSINESS LOCATION WITH PARKING

IDEAL FOR PROFESSIONAL/FINANCIAL SERVICES & CLINIC TYPE USES

FREEHOLD FOR SALE

1,197 ft² (111.18 m²) **“Offers in the Region of £325,000”**

PAVILION HOUSE, 99 ALEXANDRA ROAD, FARNBOROUGH, GU14 6BN



- ▶ Individually Constructed Detached Office Building Over Two Floors
- ▶ Private Car Park with 5 Reserved Parking Spaces
- ▶ Excellent access to the A331 Blackwater Relief Road
- ▶ Walking distance to the Post Office and local shops
- ▶ Kitchen and Male/Female Toilet Facilities
- ▶ Fibre Internet within Alexandra Road



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LOCATION

This office building is set within a leafy conservation area, conveniently located close to the post office, various local shopping facilities and restaurants. A bus stop and post box are just a few steps from the property.

The A331 is within 3-4 minutes drive offering access to Junction 4 of the M3 and Guildford/Farnham to the South. Farnborough is well known for it's private jet airport and excellent mainline station London Waterloo in approximately 35 minutes.

DESCRIPTION

An individual two storey office building which we believe was built around 20 years ago and offers modern office accommodation within a character designed property constructed in the Victorian style. The building shares a car park with one other occupier, with the subject premises having 5 reserved parking spaces.

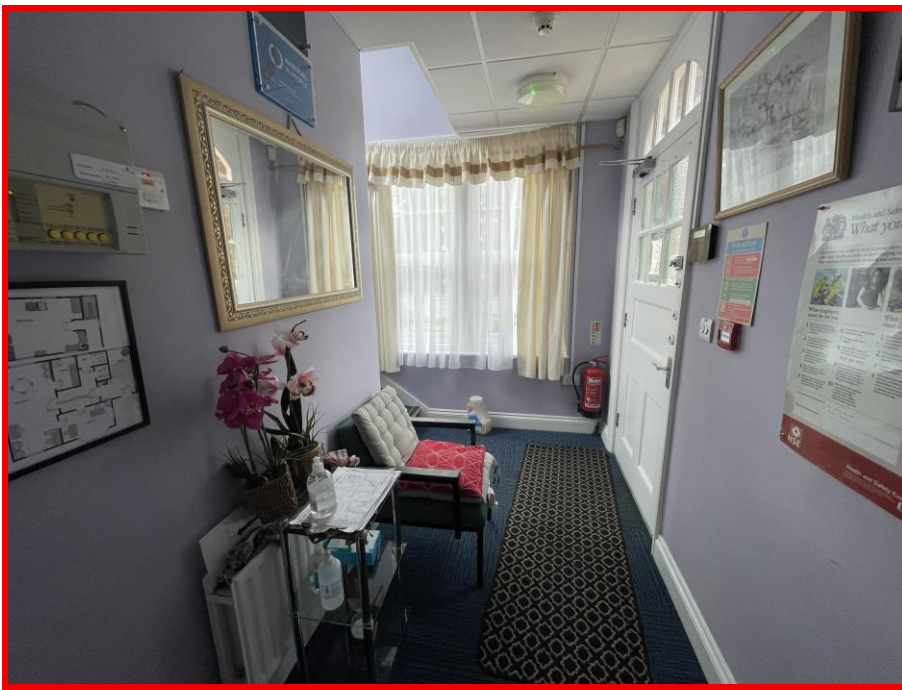
The many features of the premises include a good sized reception hall, male and female toilet facilities, separate kitchen, gas heating by radiators, double glazed windows, ground floor open plan offices and meeting room, suspended ceiling to the ground floor with inset LED lighting, first floor open plan with a raised floor, inset floor boxes with power points, the first floor is ideal for a large meeting/training room.



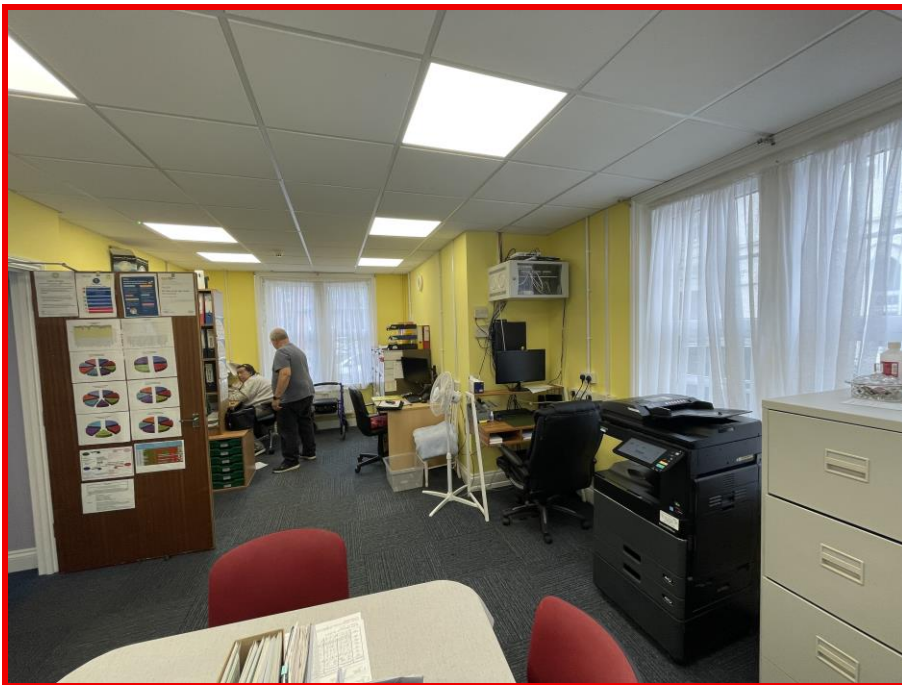
ACCOMMODATION

Approximate floor areas:

Reception Hall	110 ft ²	10.23 m ²
Ground Floor	507 ft ²	47.13 m ²
First Floor	580 ft ²	53.82 m ²
Total Area (net)	1,197 ft²	111.18 m²



Reception Hall



Ground Floor Office

BUSINESS RATES

The property has a rateable value of £21,250, which we calculate will give rates payable of circa £9,180 for the year 2026/2027, however, we recommend that interested parties check this information with Rushmoor Borough Council on 01252 398398.



Stairs leading to the first floor offices



First floor offices/training room

VAT To be confirmed.

FOR SALE

The freehold interest of the property is available for sale with a price guide of "Offers in the Region of £325,000".

LEGAL COSTS Each party to pay their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

76-100

D

88 D

VIEWING

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

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REF
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