11,840 SQ FT (1,099 SQ FT)
INDUSTRIAL/WAREHOUSE UNIT
SUITABLE FOR TRADE COUNTER USE
LEASE AVAILABLE

UNIT 42, INVINCIBLE ROAD,
FARNBOROUGH, GU14 7QU

- Well established industrial estate
- Retail warehouse/trade counter location
- Directly opposite Wickes, immediately adjacent to town centre
- Nearby occupiers include Screwfix, Topps Tiles and Howdens
- Good yard area
- On site car parking

01256 840777  www.bdt.uk.com
Unit 42, Invincible Road, Farnborough, GU14 7QU

LOCATION:
The property is located on the Invincible Road Industrial Estate, within easy walking distance of the town centre shopping and leisure facilities.

The location here is increasingly retail orientated, with nearby occupiers including Screwfix, Topps Tiles, City Plumbing, Howdens Joinery, Wickes and B & Q.

The estate also benefits from excellent road communications with direct access to the M3 motorway at junctions 4 and 4a. Access to the A331 Blackwater Valley route is available by means of the Lynchford Road Interchange.

There is a fast and frequent train service from Farnborough Mainline Station to London Waterloo.

DESCRIPTION:
The property comprises a self-contained industrial warehouse unit, of steel frame construction, under a pitched roof incorporating roof lighting. There is ample staff and customer parking within a front yardage area.

ACCOMMODATION:
Ground floor warehouse: 9,910 sq ft (920.67 sq m)
Ground floor offices: 965 sq ft (89.65 sq m)
First floor offices: 965 sq ft (89.65 sq m)

Gross Internal: 11,840 sq ft (1,099.97 sq m)

TERMS:
The property is currently held on the basis of a 10 year lease with effect from 28th September 2012, with an outstanding rent review as at 28th September 2017, at a passing rent of £94,664 per annum exclusive, reflecting £8.00 per sq ft.

RATES:
We have been informed that the premises have a rateable value of £71,500. Uniform Business Rate 49.3p

For confirmation of rating assessment and rates payable, interested parties are advised to contact Rushmoor Borough Council on 01252 398398.

EPC RATING:
C-65.

LEGAL COSTS:
Each party to pay their own legal costs arising out of this transaction.

VIEWING:
Strictly by prior appointment only through the sole agents:

Email: neil.davidson@bdt.uk.com

Ref: NDD/ip/Invincible Road, Farnborough- Unit 42/12.04.18