



Emberson +Co

Commercial + Industrial Surveyors
Valuers • Development Consultants

COMMERCIAL
PROPERTY
MARKETING
PARTICULARS

TO LET

FARNBOROUGH

PART OF STATION YARD, FARNBOROUGH STREET, FARNBOROUGH, GU14 8AG
NEWLY REFURBISHED OFFICE SITUATED ON PROMINENT PLOT NEXT TO
FARNBOROUGH NORTH TRAIN STATION



SIZE Offices: 950 Ft²	RENT £15,000 Per Annum Exclusive	AVAILABILITY IMMEDIATELY
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KEY FEATURES

• Adjoining yard that can be let separately or with the office. Quoting rent is for office only.	• Secure site with access via electric vehicle and pedestrian gate
• Office benefits from approximately 5 car parking spaces with 2 electric vhricle	• Newly refurbished office accommodation with air conditioning

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LOCATION The property is prominently situated in Farnborough, Hampshire, immediately adjacent to Farnborough North railway station and within easy reach of the town centre. The location benefits from convenient access to the A331 and M3 motorway, providing strong road connections to Aldershot, Camberley and the wider Southeast. The surrounding area comprises a mix of commercial and residential uses. DESCRIPTION The property comprises a secure concrete-surfaced yard together with a newly refurbished two-storey office building.	AT A GLANCE BUSINESS RATES We understand that, following the subdivision of the overall site, the Rateable Value of the subject premises will require reassessment. Based on the current rate Per Ft² the Valuation Office Agency has applied, we estimate that the revised Rateable Value may be in the region of £30,000 (approx.rates payable £12,960). This figure is provided for indicative purposes only. LEASE New Lease on a Fully Repairing & Insuring Basis Yard and Offices could be let separately PARKING Approximately 25 car parking spaces based on lined bays for personal vehicles UTILITIES / SERVICES Electric Water
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The office accommodation provides a mixture of open-plan and cellular space arranged over two floors.

The site benefits from a secure electric vehicular entrance, separate pedestrian access, CCTV, and electric vehicle charging points. Access is shared with the adjoining site to the rear.

The yard provides capacity for approximately 25 car parking spaces, based on a conventional lined bay layout for standard passenger vehicles rather than larger commercial vehicles.

ACCOMMODATION

Approximate areas are set out below.

Floor / Area Area

Office Ground Floor 34 M² / 366 Ft²

Office 1st Floor 54 M² / 581 Ft²

TERMS

The property is available by way of a new lease for a term to be agreed on a Fully Repairing and Insuring basis

Quoting rent £15,000 Per Annum Exclusive

FURTHER INFORMATION

LEGAL COSTS

Each party to bear its own costs



VIEWING

Strictly by prior appointment through the sole agents

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EPC 29B	

IMPORTANT NOTICE

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