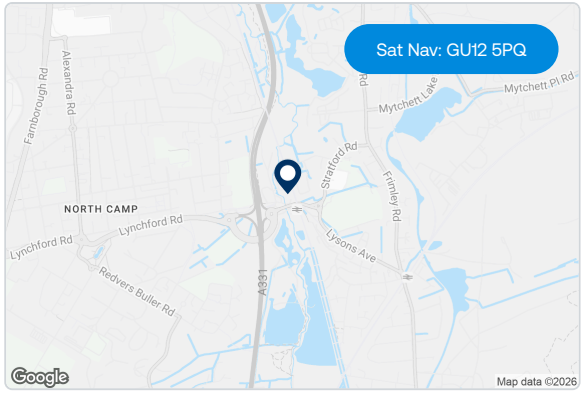
Mileway

# The Royston Centre

## Lynchford Road, Ash Vale Farnborough GU12 5PQ

## Warehouse | 2,807 - 6,249 ft$^2$

- 6m eaves height
- Loading bay & roller shutter
- Excellent road access
- Close to North Camp Station
- Designated parking
- GF and FF office space




## Description

Unit 4 and 5 are steel portal framed industrial/warehouse units with ancillary offices located on both the ground and first floors. The property benefits from a loading bay with roller shutter loading door, LED lighting and gas central heating. There is also a small kitchen and WC's.

## Location

The Royston Centre is located two miles south east of Farnborough town centre, at the junction of the A331 and Lynchford Road and is accessed via Lynchford Lane. There is excellent access to junction 4 of the M3 via the A331. North Camp train station is less than 100m from the estate and provides direct services to Reading, Redhill and Gatwick Airport. Farnborough main line station is a short drive away, with a fastest journey time into London Waterloo of approximately 38 minutes.

## Further information

**Rent**
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**
Available on new full repairing and insuring leases.

**Legal costs**
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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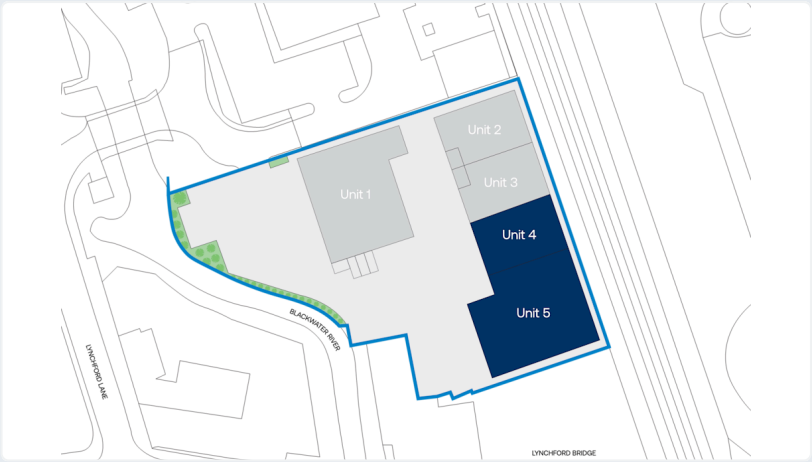


## Accommodation:

Unit 4: Prices are valid for 2026 only

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) | Reduced Rent (£) | EPC |
|---|---|---|---|---|---|---|
| Unit 4 | Warehouse | 2,807 | Immediately | 4,210 | 233 | D |
| Unit 5 | Warehouse | 6,249 | Immediately | 9,375 | 9,375 | C |
| Total | | 9,056 | | | | |

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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