MID-TECH OFFICE/WAREHOUSE UNIT

TO LET

2,948 ft^2 (273.92 m²)

UNIT 7 NIMBUS, HERCULES WAY, FARNBOROUGH, GU14 6UU



- **Modern Development Overlooking Farnborough Airport**
- **Full Sized Loading Door & Dedicated Loading Area**
- **Open Plan Offices Plus Storage – Flexibility of Space**
- **3 Designated Parking Spaces Plus Loading Area**
- **Part Air Cooled Accommodation**

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- **Excellent Access to the A331 Blackwater Relief Road & J4 of the M3**

LOCATION

Nimbus is located off of Hercules Way in turn off of Government House Road and the Farnborough Road (A325) the latter of which gives excellent access to Farnborough Town Centre and the A331 Blackwater Relief Road serving both the A31(A3) and Junction 4 of the M3 Motorway.

DESCRIPTION

Nimbus was constructed around 19 years ago and provides useable industrial/warehouse units within a pleasant modern courtyard scheme of 20 units. The units comprise steel portal frame under insulated cladding and brickwork with a full sized loading door. Externally the unit has 3 parking spaces plus loading/unloading area.

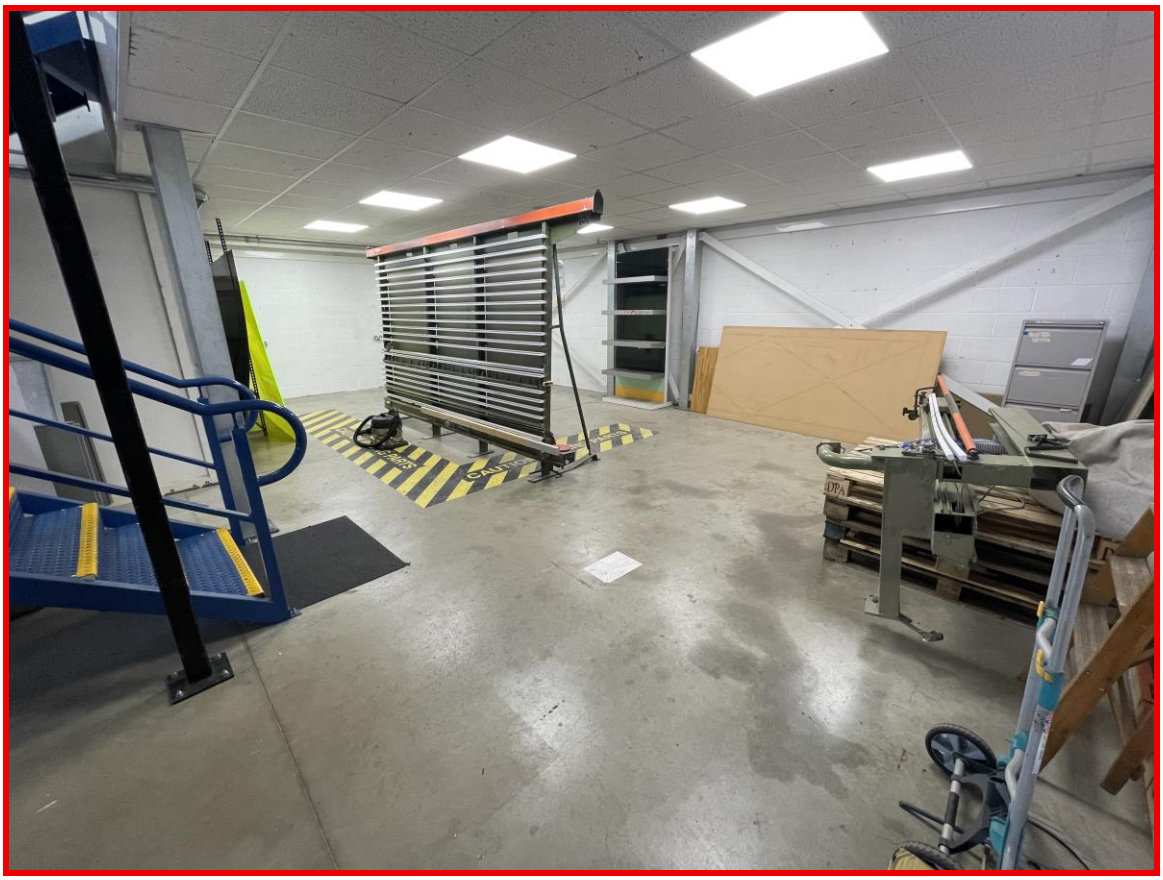
The subject property forms a mid-terrace unit, which has been fitted out internally to provide a flexible use of offices, work space/light industrial space, warehouse, kitchen, toilet and a very handy second floor storage facility. The offices are part air cooled.



CLARE & Co
commercial property consultants







ACCOMMODATION

Approximate floor areas as follows:

Ground Floor Area	115.64 m²	1,245 ft²
First Floor Area	113.28 m²	1,219 ft²
Second Floor Area (Storage)	45 m²	484 ft²
Total Area	**273.92 m²**	**2,948 ft²**

PARKING
The unit has a dedicated loading area and 3 reserved parking spaces.

TERMS
The building is available on a new Full Repairing and Insuring Lease, with length of lease term by agreement.

RENT
An annual rent of £37,500 plus VAT exclusive of all other outgoings.

SERVICE CHARGE The current annual service charge is £2,895.60 plus VAT, paid quarterly in advance.

BUILDINGS INSURANCE The current annual figure is £384.88 from October 2026-2027.

BUSINESS RATES A rateable value of £19,000, giving rates payable of around £8,208 on the basis of the 2026/2027 national multiplier of £0.432 pence within the pound, however we recommend that interested parties check this information with Rushmoor Borough Council on 01252 516222.

LEGAL COSTS Each party to be responsible for their own legal fees in the matter.

OCCUPATION Available from November 2026.

ENERGY PERFORMANCE CERTIFICATE (EPC)





VIEW OF FARNBOROUGH AIRPORT TAKEN FROM THE BOUNDARY OF THE ESTATE

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

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