DUE TO BE REFURBISHED
AVAILABLE Q2 2026

TO LET

Detached Warehouse/Production Unit

8,030 sq.ft (746.0 sq.m)

Unit 17, Invincible Road, Farnborough, Hampshire, GU14 7QU

- Prominent frontage to Elles Road
- Three phase power supply
- 16 marked car spaces
- Min eaves height 4.037m

M Core LCP UK
01384 400123
lcpgroup.co.uk

Unit 17, Invincible Road, Farnborough, Hampshire, GU14 7QU

Indicative image

Indicative image

Unit 17, Invincible Road, Farnborough, Hampshire, GU14 7QU

Areas (Approx. Gross Internal)

Ground Floor office	944 sq.ft	(87.7 sq.m)
First Floor office	1,000 sq.ft	(92.9 sq.m)
Industrial/Warehouse	6,086 sq.ft	(565.4 sq.m)
TOTAL	**8,030 sq.ft**	**(746.0 sq.m)**

Description

The unit itself comprises a detached industrial / warehouse unit with two loading doors, two floors of offices to the front and good onsite parking /loading.

- 2 x electric loading doors – 3.011m W x 2.845m H
- LED lighting throughout
- 16 marked car spaces
- Minimum eaves height 4.037m
- Gross site area – approx. .56acres

Rent

£14.50 psf

Rates

Rateable value: TBC. For further information and to clarify Business Rates costs, contact the Local Rating Authority, Rushmoor Borough Council 01252 398 398.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

Energy Performance

Further information available upon request.

Planning

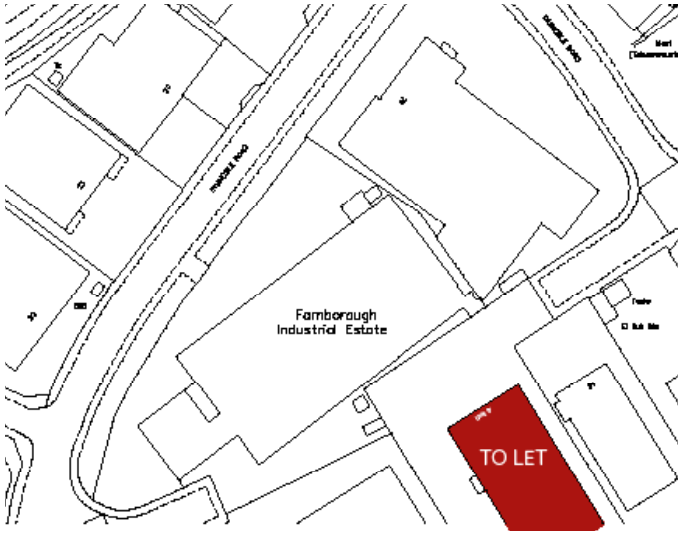
The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - GU14 7QU

The unit is located on the established commercial Invincible Road Trading Estate with excellent road communications and easy access to the M3 Motorway (Junctions 4 & 4a); the A331 Blackwater Valley Route via the Lynchford Road interchange; M25 Motorway, Heathrow and Gatwick airports. Wide ranging trade counter users are located on the estate. The unit is within walking distance of the town centre, shopping and leisure facilities. There is a fast and frequent train service from Farnborough Mainline station to London/Waterloo.

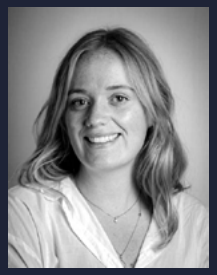


Viewing
Strictly via prior appointment with the appointed agents

CURCHOD&CO
curchodandco.com

Nick Reeves 07766 233878
nreeve@curchodandco.com

M Core
LCP UK



Claudia Gasparro
07831 338014
CGasparro@lcpproperties.co.uk

35648 SEPT 25