Industrial / Warehouse

TO LET

CURCHOD&CO

17 Invincible Road

Farnborough, GU14 7QU

Prominent industrial/warehouse unit with secure fenced yard

8,030 sq ft

(746.01 sq m)

- Comprehensively refurbished to include new roof
- Secure fenced yard
- Gross site area approx .56 of an acre
- 16 marked car spaces
- Minimum eaves height 4.037m
- 2x electric loading doors 3m wide - 2.85m high
- LED lighting throughout
- Gas blower heater
- Prominent location fronting Elles Road

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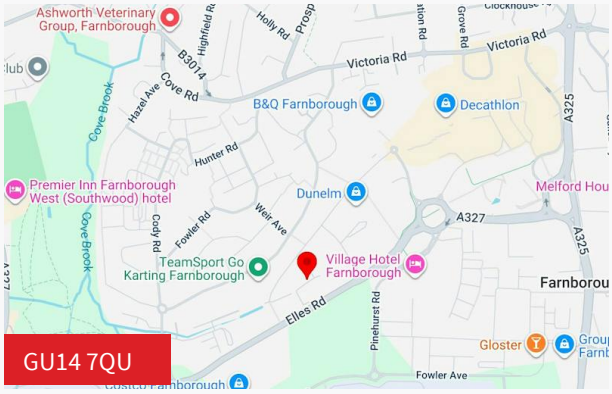
Summary

Available Size	8,030 sq ft
Rent	Rent on application
Rates Payable	£37,200 per annum
Rateable Value	£77,500
Service Charge	A service charge will be levied for the maintenance of the common areas.
EPC Rating	C (70)



Description

The unit comprises a detached industrial warehouse with two floors of offices to the front. The unit benefits from two electric loading doors, male and female toilets, gas blower heater to the warehouse. The site itself has an approximate gross area of .56 acres and is securely fenced and gated.

Location

The unit is located in a prominent position fronting Elles Road, one of Farnborough's main trade centre industrial estates. Access to Junction 4 of the M3 is approximately 3 miles to the north providing access to the M25 (Junction 12 - 11 miles).

Heathrow Airport is situated 19 miles and Farnborough mainline railway station is 1.5 miles.

Terms

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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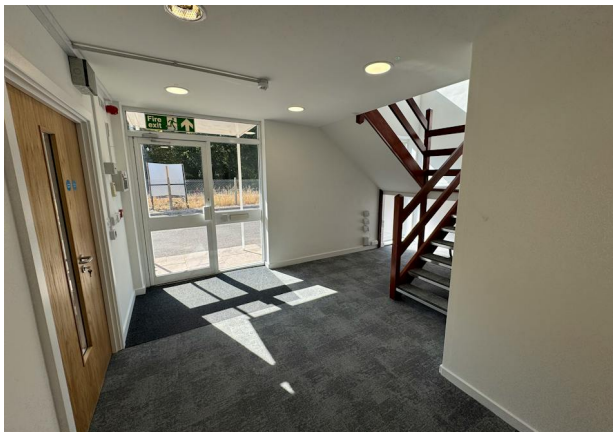
UNIT
TO LET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