

TO LET

Warehouse & Industrial Unit

580.55 sq m (6,249 sq ft)



Unit 5 The Royston Centre
Lynchford Lane
Farnborough
Hampshire
GU12 5PQ

LOCATION

The Royston Centre is located two miles south east of Farnborough town centre, at the junction of the A331 and Lynchford Lane. There is excellent access to junction 4 of the M3 via the A331.

North Camp train station is 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.

DESCRIPTION

Unit 5 is an end of terrace steel portal framed industrial/warehouse unit with ancillary offices located on both the ground and first floors. The property benefits from a covered loading bay with an electric roller shutter door, sodium lighting to the warehouse and gas heating.

ACCOMMODATION

	Sq Ft	Sq M
Ground floor warehouse & office	5,187	481.89
First floor office	1,062	98.66
Total area	6,249	580.55

AMENITIES

- Close proximity to North Camp train station
- Loading bay with electric roller shutter door
- Max eaves height 7.2m
- Very good parking
- Ground & first floor offices
- Gas central heating
- Sodium lighting to workshop



ENERGY PERFORMANCE RATING

Following third party assessment, we understand that the energy performance rating for this property has been graded as E (115).

TERMS

Available on a new lease with terms direct from the landlord.

The Client Fund supports The Code for Leasing Business Premises in England and Wales 2007 produced by The Joint Working Group on Commercial Leases. Follow the Code at www.commercialleasecode.co.uk. Small business? For free help on negotiating a lease see www.leasebusinesspremises.co.uk

RENT

£12.25 per sq ft

VAT

VAT is payable on the rent and other outgoings.

BUSINESS RATES

Rateable Value	£57,000
Uniform Business Rate	50.4p/£
Rates Payable	£28,728.00

Interested parties should make their own enquiries with the relevant local authority.

SERVICE CHARGE

Available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment with the joint sole agents:

Keith Harpley

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