

OFFICE/HI-TECH/ PRODUCTION/WAREHOUSE BUSINESS UNIT WITH HIGH OFFICE CONTENT TO LET

7,952 sq ft (738.7 sq.m.)



UNIT 5, ARMSTRONG MALL, SOUTHWOOD BUSINESS PARK, FARNBOROUGH, HAMPSHIRE, GU14 0NR

- Popular Office/Hi-Tech Scheme
- Only 1 Unit Available
- 70% Office Content
- Great Access And 22 Parking Spaces
- Flexible Lease Terms
- Competitive Passing Rent
- Full Height Loading Door

Location

Farnborough is a busy commercial centre at the heart of the Blackwater Valley lying close to junctions 4 & 4A of the M3 motorway. The town is internationally recognised as the home of the Farnborough Air show and has strong ties with high technology and aviation industries.

Armstrong Mall is on the Southwood Business Park, off Apollo Rise, close to Morrisons and the Virgin Active Health Club. Southwood Business Park is in a great location, just 5 minutes drive from Farnborough Town Centre, the mainline railway station (London Waterloo just 36 minutes) and Junction 4a of the M3 Motorway.

Description

Unit 5 Armstrong Mall provides a purpose built, modern, self-contained office, hi-tech, production business unit built in the 1990's and benefitting from a high office content (70%). To the front/side is the original two storey office section providing offices with suspended ceilings, carpeting, skirting trunking, heating and ceiling mounted cassettes providing air conditioning, together with a dedicated entrance/reception and ancillary areas.

The current tenant has installed a mezzanine floor providing an additional 1,151 sq ft of storage/floor space with clean rooms/offices and ancillary accommodation below. There is ample parking, with 22 spaces provided plus an extensive yard/access area at the rear for loading/unloading and a full height loading door. The units at Armstrong Mall have always proved attractive to companies looking for premises with a higher office content and Unit 5 is currently the only unit available in the scheme.

Areas	Ground floor offices and ancillary areas	2,544 sq ft	236.3 sq m
	First floor offices	2,991 sq ft	277.9 sq m
	Ground floor office/R & D/production/warehouse area	2,417 sq ft	224.6 sq m
	Total Approximate Area	7,952 sq ft	738.8 sq m
	Additional mezzanine storage	1,151 sq ft	106.9 sq m

The above areas have been calculated on a gross internal basis from measurements taken on site.

Lease

Unit 5 is available on full repairing and insuring terms for a period to be agreed. Flexible lease terms or a long term lease can be considered. The lease will be/is excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954. The lease is subject to a service charge, details are available from the agents.

Rent

The current rent passing is £93,500 per annum exclusive which equates to **just £11.76 per sq ft per annum**. The rent is fixed to June 2017.

Business Rates

Rushmoor Borough Council advises us that the property has a Rateable Value of £79,500. The rate in the £ is 0.482p and therefore the current business rates payable, for the year April 2014/2015, is approx. £38,400.

Possession and Viewing

The property is available immediately subject to completion of legal formalities. Arrangements to look at the property can be made by contacting the joint sole agents:



nigel.dickason@dbre.co.uk



pb@bakercommercial.co.uk

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

BUSINESS UNIT WITH HIGH OFFICE CONTENT

