

Particulars

Commercial Property Surveyors



dbre.co.uk

01276 538300

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

**GOOD QUALITY,
GROUND FLOOR RETAIL OR
A2 OFFICE**

TO LET

916 sq ft (85.1 sq.m.)



**66 KINGSMEAD, THE MEADS, FARNBOROUGH,
HAMPSHIRE, GU14 7SL**

- Prime, Prominent Position
- Within The Meads Shopping Centre
- Close To Main Entrance From Car Park
- Next To Santander Bank
- Close To Wilkinson
- Flexible Lease Terms
- 10m (33 feet) Frontage

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.

66 Kingsmead is within The Meads Shopping Centre and is located close to the entrance from the Queensmead/Kingsmead car park and next to the Santander Bank, close to Wilkinson, Superdrug and Argos and opposite Pampered Pets. Farnborough's town centre is being transformed in an £80 million regeneration project, the fully pedestrianised retail and leisure destination, with 2,400 parking spaces, serves an affluent catchment of 194,000 people.

Description

66 Kingsmead provides a prominent, ground floor, retail/A2 office unit with a frontage of 10m (33 feet) and a depth of 6.4m (21 feet). The majority of the floor space is an open plan retail/A2 office area, to the rear is a kitchen, a stores area and WC's.

The unit was previously occupied by an employment agency and is carpeted and has suspended ceilings and flush fluorescent lighting. The unit would be suitable for a retail use or an A2 office use, such as an employment agency, estate agency, etc.

Areas Ground Floor Area

916 sq ft

85.1 sq m

The above area has been calculated on a gross internal basis from measurements taken on site.

Lease

The premises are available on a short term or long term internal repairing and decorating lease for a period to be agreed, any short term lease will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954. The lease will be subject to a service charge, further details are available from the agents.

Rent

The premises are available at a rent of £11,000 per annum exclusive.

Business Rates

Rushmoor Borough Council advises us that the whole property has a Rateable Value of £6,500. The rate in the £ is 0.458p and therefore the rates payable, for the year April 2012/2013 is approx. £3,000.

Possession and Viewing

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



nigel.dickason@dbre.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.