

Particulars

Commercial Property Surveyors

db real estate

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**IN A PRIME POSITION -
GROUND FLOOR A2 OFFICE OR
RETAIL PREMISES**

TO LET

764 sq ft (70.9 sq.m.)



**97 EASTMEAD, FARNBOROUGH,
HAMPSHIRE, GU14 7SA**

- Prime, Prominent Position
- Between Santander And Manpower
- Opposite One Of The Main Car Parks
- Flexible Lease Terms
- 5m (16 feet 6 inches) Frontage
- Separate Male and Female W.C.'s

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.

97 Eastmead is located on the outside of The Meads Shopping Centre and is positioned directly between Santander and Manpower in an extremely prominent position and close to the entrance from the Queensmead/Kingsmead car park which is opposite. 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

97 Eastmead provides an extremely prominent, ground floor, retail/A2 office unit with a frontage of 5.02m (16 feet 6 inches) and has an initial depth of 11.31m (37 feet 1 inch). The majority of the floor space is an open plan retail/A2 office area, to the rear are two separate W.C's and a small kitchen area.

The unit was previously occupied by an independent financial advisor and is carpeted and has a suspended ceiling with 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	Frontage	16 feet 6 inches	(5.02m)
	Office/Retail depth	37 feet 1 inch	(11.31m)
	Total office/retail sales area	612 sq ft	(56.78 sq m)
	Total approximate floor area	764 sq ft	(70.9 sq m)

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

Lease

The premises are available on an internal repairing and decorating lease for a period to be agreed but up to approx. 4 years and the 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 £19,000 per annum exclusive.

Business Rates

Rushmoor Borough Council advises us that the property has a Rateable Value of £12,500. The rate in the £ is 0.471p and therefore the rates payable, for the year April 2013/2014 is approx. £5,900.

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:



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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.