

Particulars

Commercial Property Surveyors

db real estate

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PRELIMINARY PARTICULARS
On The Instructions of AEGON

VERY PROMINENT, MODERN, GOOD QUALITY OFFICES TO LET

5,515 sq ft (512.2 sq m)

****AVAILABLE ON ATTRACTIVE AND FLEXIBLE TERMS****



**GROUND FLOOR, PYRAMID HOUSE,
SOLARTON ROAD, FARNBOROUGH, GU14 7QL**

- Very Prominent Location
- Good On-Site Parking
- Air Conditioning
- Flexible Lease Terms
- Close To Village Hotel And Health Club
- Close To Farnborough Town Centre
- Close To Mainline Railway Station

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.

Pyramid House is in a very prominent position, close to the town centre and the mainline railway station, overlooking the Sulzer Roundabout and opposite the main entrance to IQ Farnborough (Farnborough Business Park) at Pinehurst Gate, close to where the Village Hotel and Health Centre is located. Farnborough's mainline railway station provides a frequent and regular service to London (Waterloo) with a journey time from 34 minutes.

Description

Pyramid House is a striking, modern office building constructed in the 1980s that has been refurbished. The building provides office accommodation on ground, first and second floors with on-site car parking to the rear.

The available offices comprise half of the ground floor and were refurbished about 5 years ago. Access is via an impressive and manned double height reception which also gives access to passenger lifts and the stairs. There are separate male and female toilets and approx. 18 private on-site parking spaces. The offices are mainly open plan and have excellent natural lighting, suspended ceilings with Category II lighting and raised floors. There is air conditioning/comfort cooling provided throughout the office areas.

Areas	Total Approximate Floor Area	5,515 sq ft	(512.4 sq m)
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The above area has been calculated on a net internal basis from measurements taken on site.

Lease

The offices are available on a new, effective, full repairing and insuring lease for a term up to August 2014. Flexible lease terms with break clauses can be offered. The lease will be contracted out of the Security of Tenure provisions of The Landlord and Tenant Act 1954.

Rent

Just £7.50 per sq ft per annum exclusive.

Service Charge

There is a service charge payable which enables the landlord to recover the costs they incur in running the building, the service charge is to be fixed at £5.00 per sq ft per annum, through to August 2014

Rates

We have been verbally advised by the rates department that the Rateable Value for these premises is £65,500, the rate in the £ is 0.433 pence, therefore, as a guide, the rates payable for the year April 2011 to April 2012, is likely to be in the region of £28,500.

Possession and Viewing

The offices are available for immediate occupation, subject to completion of legal formalities. For an appointment to view please contact 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.