

# JCH

## COMMERCIAL

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## 15 Armstrong Mall Southwood Business Park Farnborough GU14 0NR

12,627 sq ft

Business, Hi-tech, production/  
R&D/warehouse facility

## TO LET



- Established business and technology location
- Easy access to M3 Motorway (Junction 4a) and BVR A331
- 39 car parking spaces
- Segregated loading
- Additional 1,770 sq ft mezzanine

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**Jon Hollis**  
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## LOCATION

Southwood Business Park is situated adjacent to the A327, approximately 1 mile from the M3 Motorway (Junction 4a). Alternatively, access is available to the BVR A331 at the Lynchford Road Interchange via Farnborough centre. Farnborough main line station provides a fast rail service to London Waterloo

## DESCRIPTION

Production/warehouse business unit of steel frame construction, brick and steel cladding, blockwork internal walls under a pitched roof incorporating roof lights, comprehensively refurbished in 2020

## FLOOR AREAS

Ground Floor	Production/Warehouse	7,403 sq ft
	Offices & ancillary	2,449 sq ft
First Floor	Offices, storage & ancillary	2,775 sq ft
Total Area (Gross Internal)		<b>12,627 sq ft</b>
	Additional mezzanine	1,770 sq ft

Measured in accordance with the RICS Code of Measuring Practice (6th Edition)

## AMENITIES/SPECIFICATION

- 39 car parking spaces
- 6m eaves height
- Electric panel loading door
- LED lighting
- Three phase power supply

## TERMS

Immediately available on a new full repairing and insuring lease

## RENT

Upon application exclusive of business rates, estate charge, insurance & VAT

## RATES

Rateable Value (RV)	£160,000
Rates payable	£81,920

Rushmoor Borough Council

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC assessment is C 70

## TIMESCALE

Early occupation of the unit is available subject to completion of legal formalities

## LEGAL COSTS

Each party is to be responsible for their own legal costs

## VIEWING

Strictly by appointment only through the sole agent.

**Jon Hollis - JCH COMMERCIAL 07770 925 871 [jonhollis@jchcommercial.co.uk](mailto:jonhollis@jchcommercial.co.uk)**

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