

JCH

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9 Armstrong Mall Southwood Business Park Farnborough GU14 0NR

7,278 sq ft

Business, production/
R&D warehouse facility

TO LET



- Established business and technology location
- Easy access to M3 Motorway (Junction 4a) and BVR A331
- 24 car parking spaces
- Segregated loading
- Can be combined with 10 Southwood BP to provide 14,448 sq ft

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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 tech unit of steel frame construction, brick and steel cladding, blockwork internal walls under a pitched roof incorporating roof lights.

FLOOR AREAS

Ground Floor	Production/Warehouse	3,662 sq ft
	Offices & ancillary	1,368 sq ft
First Floor	Offices & ancillary	1,377 sq ft
Total Area (Gross Internal)		7,278 sq ft

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

AMENITIES/SPECIFICATION

- 24 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

Note: 10 Southwood BP extending to 7,170 sq ft (18 car spaces) can be combined to provide a total of 14,448 sq ft (42 car spaces)

RENT

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

RATES

Rateable Value (RV)	£107,000
Rates payable	£54,784
Rushmoor Borough Council	

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC assessment is B-49 (March 2035)

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.

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