

**FULLY REFURBISHED & IMMEDIATELY AVAILABLE**



**TO LET** Warehouse/Industrial Unit  
**12,930 sq.ft** (1,202 sq.m)

**Unit 21 (Plot 15)** Invincible Road, Farnborough, Hampshire **GU14 7QU**

- Prominent frontage to Elles Road
- Three phase power supply
- On-site car parking & self-contained yard

**JCH**

**COMMERCIAL**

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**LCP**

**020 7233 5255**

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## DESCRIPTION

Light industrial/warehouse unit of steel frame construction with profile cladding and facing brick elevations; with a pitched roof incorporating roof lighting; including ground and first floor office and ancillary accommodation.

The unit has been comprehensively refurbished.

AREAS	Sq.ft	Sq.m
Ground Floor (Industrial/Warehouse)	12,030	1,118
First Floor	900	84
<b>TOTAL AREA (Gross Internal)</b>	<b>12,930</b>	<b>1,202</b>



## LOCATION

The unit is located on the established commercial Invincible Road Trading Estate with excellent road communications and easy access to the M3 Motorway (Junctions 4 & 4a); the A331 Blackwater Valley Route via the Lynchford Road interchange; M25 Motorway, Heathrow and Gatwick airports. Wide ranging trade counter users are located on the estate. The unit is within walking distance of the town centre, shopping and leisure facilities. There is a fast and frequent train service from Farnborough Mainline station to London/Waterloo.

## TERMS

The unit is available on a new lease on terms to be agreed.  
Rent upon application, exclusive of rates, insurance premium and VAT

## ENERGY PERFORMANCE

Energy Rating D-76. Further information available upon request.

## PLANNING

The unit benefits from B1 (light industrial), B2 (industrial) and B8 (storage and distribution).

## BUSINESS RATES

Rateable Value: £66,000 Rates Payable: £33,790  
Rushmoor Borough Council 01252 398 398.

**VIEWING/  
FURTHER INFORMATION**  
Contact Sole Agent:

**JCH**  
**COMMERCIAL**  
**07770 925 871**  
**jchcommercial.co.uk**

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