

**PROPERTY DETAILS**

**OFFICE / CLASS E  
TO LET**

**Location:** FARNBOROUGH / HAMPSHIRE

**Property:** Unit 3 Eelmoor Rd GU14 7QN

**Size:** 1,466 Sq Ft (136.17 Sq M)



- **Open Plan**
- **Good Natural Light**
- **Central Heating**
- **LED Lighting**
- **7 Parking Bays**

**CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS**

The Granary  
1 Waverley Lane  
Surrey GU9 8BB  
[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



## Location

A331 Trunk Road: 3 miles  
M3 Motorway: 3 miles

Farnborough Train Station: 1.4 miles

## Description

First floor open plan business suite within a detached office/warehouse. The office is accessed through a private stairwell via a shared entrance lobby to the rear of the building. There is shared male and female WCs as well as a private WC and private teapoint. Parking is directly outside the rear entrance to the building – 7 bays.

## Floor Areas

The property has been measured in accordance with RICS Property Measurement – Professional Statement 2<sup>nd</sup> edition and has an IPMS 3 floor area totalling 1,466 Sq Ft (136.17 Sq M).

## Rent

Rent on application (excl.)

## Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, heating common items, water rates, cleaning, maintenance and refuse charges may be chargeable by way of service charge.

## Lease

A new lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

## Business Rates

Small businesses qualify for small business rate relief. Rateable value to be confirmed.

## Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

ot@traynorryan.co.uk

## Costs

All legal costs to be borne by the ingoing tenant.



**Misrepresentation Act:** These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** in progress. **Published: 03/2024**