

DETACHED INDUSTRIAL/WAREHOUSE BUILDING WITH POTENTIAL FOR A TRADE COUNTER USE

TO LET

7,382 FT² (685.8 M²)

**37 INVINCIBLE ROAD, FARNBOROUGH,
HAMPSHIRE, GU14 7QU**



**7 Alexandra Road
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Hampshire
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- ▶ **Excellent Trade Counter Location – Immediate Neighbour Howdens Joinery**
- ▶ **Private Car Park for Around 16 Vehicles**
- ▶ **Good Loading Access**
- ▶ **Full Height Loading Door**
- ▶ **Built in Offices on Both the Ground and First Floors**
- ▶ **Toilet & Tea Point Facilities**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Unit 37 is located in a prominent position on the Invincible Road Trading Estate, close to Wickes and B&Q, Topps Tiles, Howden's Joinery, Screwfix, Dunelm etc. The property benefits from a convenient position within walking distance of the town centre.

Access to the M3 motorway is via either Junction 4 or Junction 4a, in addition to which access to the Blackwater Valley Route (A331) is available via the nearby Lynchford Road interchange, facilitating access to the A31 and A3.

ADJACENT TRADE COUNTER USERS



DESCRIPTION

The building is constructed of pre-cast concrete over a steel frame, under a pitched roof incorporating translucent panels. There is a full height warehouse/industrial area, plus ground and first floor offices.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice on a Gross Internal basis.

Industrial/Warehouse Area	3,483 ft ²	(323.6 m ²)
Ground Floor Offices & Ancillary	1,950 ft ²	(181.2 m ²)
First Floor Offices	1,949 ft ²	(181.0 m ²)
Total Built Area	7,382 ft²	(685.8 m²)

TERMS

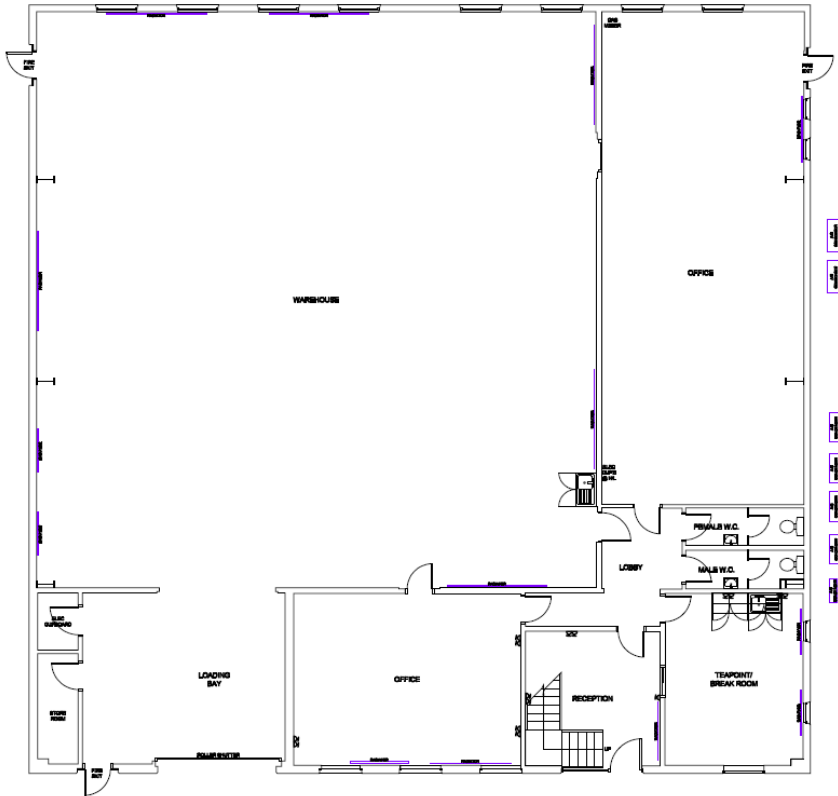
The building is available by way of a new Full Repairing and Insuring lease with length of term by agreement.

RENT

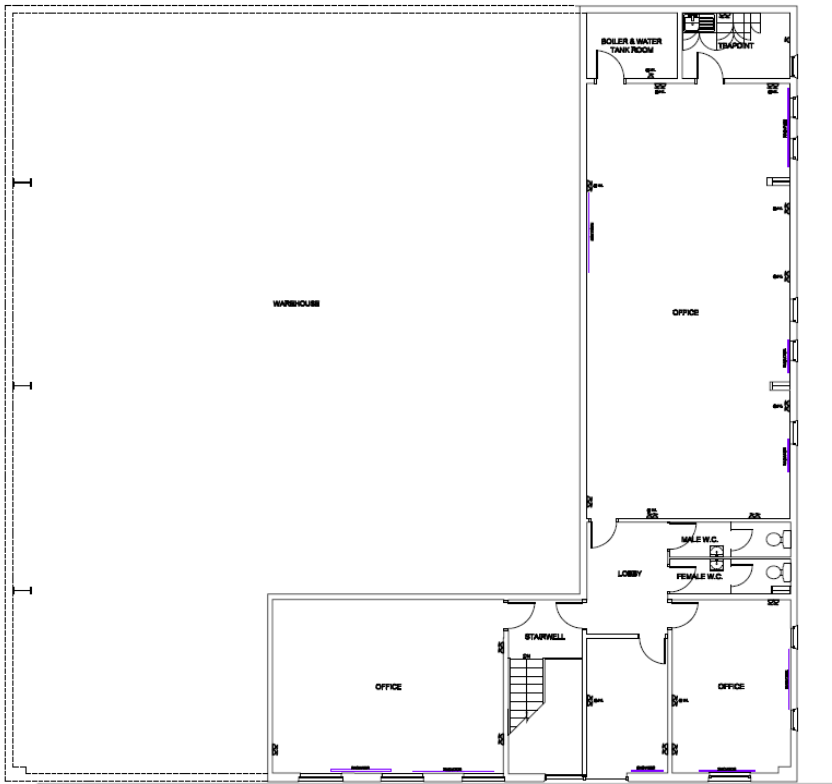
An annual rent of £95,000 exclusive of all other outgoings (£12.87 ft²).

FLOORPLANS (NOT TO SCALE)

Ground Floor



First Floor



LEGAL COSTS

Each party to pay their own legal costs in the matter.



VAT

The premises have not been elected for VAT, therefore VAT will not be charged on the rent.

BUSINESS RATES

The premises have a Rateable Value of £61,000, giving rates payable for April 2026/2027 of approximately £29,280, although we advise interested parties to check this with Rushmoor Borough Council on 01252 516222.

ENERGY PERFORMANCE CERTIFICATE (EPC)

76-100

D

92 D

VIEWING

Strictly by appointment with the Sole Agent:

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