

# Industrial / Warehouse TO LET

**HOLLIS  
HOCKLEY**



## Bridge House, Eelmoor Road, Farnborough, GU14 7UE

Substantial, well presented warehouse unit with offices in established location

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	55,130 sq ft / 5,121.74 sq m
<b>Rent</b>	£461,634 per annum
<b>Rates Payable</b>	£184,275 per annum
<b>Rateable Value</b>	£337,500
<b>EPC Rating</b>	D (88)

### Key Points

- Clear warehouse with approx 8m to eaves
- Front and rear loading
- Self-contained, secureable site
- Modern, well presented ground and first floor offices
- Extensive onsite car parking

# Bridge House, Eelmoor Road, Farnborough, GU14 7UE

## DESCRIPTION

Bridge House is located in Eelmoor Road, forming part of the wider Farnborough Industrial Estate. It is readily accessible from either Junction 4 or 4A of the M3, and to the A331 Blackwater Valley Interchange.

The property occupies a self-contained site, and incorporates a single roller shutter front loading door, with twin rear loading doors, both of which have full HGV access / turning. There is extensive onsite car parking.

Internally, the warehouse area is currently fully racked, and operates as a fully functioning distribution warehouse. In addition, there are 2 small internal mezzanine areas used for packing and ancillary storage.

There are two-storey offices to the front of the building, currently partitioned, but also incorporating extensive open-plan areas, which benefit from a full gas central heating system and additional air-conditioning. These areas include a current showroom, and staff canteen area.

The unit is available on flexible short-term, or longer term lease.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	41,800	3,883.35
Unit - Offices	9,049	840.68
Unit - Mezzanine	4,281	397.72
<b>Total</b>	<b>55,130</b>	<b>5,121.75</b>

## LEASE

The property is currently held under a lease with passing rent of £461,634 per annum exclusive, equating to approx £8.38 per sq ft (inclusive of mezzanine), or £9.15 per sq ft (excluding mezzanine).

Options for a new lease are available, upon discussion.

## TIMING

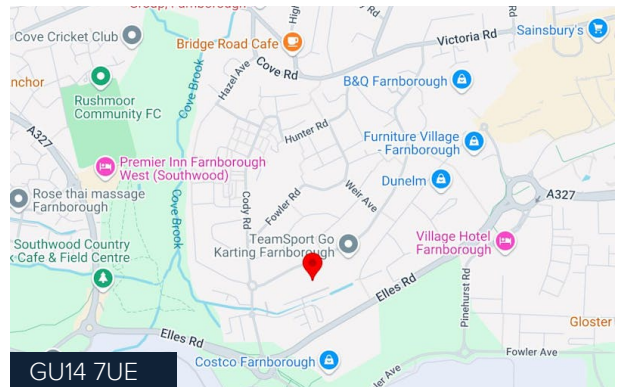
The unit is immediately available.

## LEGAL COSTS

Each party to meet their own legal costs incurred in the transaction.

## EPC

EPC Rating - D / 88



## Viewing & Further Information

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