

A RECENTLY CONSTRUCTED SMALL UNIT INDUSTRIAL/ BUSINESS UNIT SCHEME

TO LET

775 ft² **PART SMALL BUSINESS RATES RELIEF**

**UNIT 4 COVE BUSINESS CENTRE, 36 COVE ROAD,
FARNBOROUGH (COVE), GU14 0EN**



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- ▶ **2 Reserved Parking Spaces plus Estate Visitor Parking**
- ▶ **A Small Select Business Estate**
- ▶ **Pedestrian Access Door**
- ▶ **Full Sized Electric Loading Door**
- ▶ **Walking Distance to local High Street Shops and Eateries**

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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

Cove Business Centre is located to the rear of the local village shops, see attached location plan. Cove Village is a short drive from Farnborough Town Centre, and equal distance between Junction 4 and 4a of the M3 Motorway. Also, a short drive from the A331 Blackwater Relief Road giving access to Camberley, Farnham, A31 and M3.

A short drive from Farnborough mainline station with London/Waterloo with approximately 34 minutes (fast train).

Cove village has a number of shops in Cove Road, including a Tesco Express and various Cafes, Sandwich Shop and Restaurants.



DESCRIPTION

A courtyard development of only 9 small industrial units, Unit 4 is a mid-terrace unit. The units are built of steel portal framework under steel profile cladding and each feature a full sized electrically operated loading door.

SPECIFICATION

- Rare small unit light Industrial scheme with parking and loading
- Visitor Parking Spaces
- Electrically operated loading door
- Pedestrian door
- Toilet & Kitchenette Facilities
- 2 Reserved parking spaces
- Walking distance to High Street Shops
- Roof lights
- 3 Phase Power

SERVICE CHARGE

Each unit pays an apportion of the expenses to maintain and repair the external areas of the estate, this will be calculated on unit floor areas, the services will include items such as landscaping, external lighting, annual gutter cleaning, quarterly external window cleaning, rubbish picking etc. We understand that the service charge cost is running at £1,592 per annum for Unit 4.

BUILDINGS INSURANCE

The estate is covered by a block insurance policy, we understand that the annual premium is approximately £338.57 per annum for unit 4.

LEASE

The unit is available on a new lease, with the length of lease term by agreement.

RENT

A rent of £15,300 pax, equating to £19.75 ft².

OPERATING HOURS (planning restriction)

The use of the premises hereby permitted shall be restricted to the hours of 0730 to 1930 hours Monday to Friday; 0730 to 1800 hours Saturdays; and not at all on Sundays and Bank or Statutory Holidays. No machinery shall be operated, no process shall be carried out and no deliveries taken or despatched from the site outside the permitted hours of use.

Reason - To safeguard the amenities of neighbouring occupiers.

VAT

VAT will be chargeable on the rent, service charge and buildings insurance.

LEGAL COSTS Each party to be responsible for their own legal costs within the transaction.

BUSINESS RATES The Rateable Value is £12,750 which we believe will equate to around £1,408.88 payable per annum if the property is to be your only business premises, however, we always recommend that interested parties check this with Rushmoor Borough Council.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

26-50

B

29 **B**

FLOORPLAN – UNITS 1 - 6 (Not to Scale)



LOCATION PLAN



FURTHER INFORMATION FROM THE SOLE AGENT:

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