

A RECENTLY CONSTRUCTED SMALL UNIT INDUSTRIAL/ BUSINESS UNIT SCHEME

TO LET

635 ft² ***100% SMALL BUSINESS RATES RELIEF**

**UNIT 9 COVE BUSINESS CENTRE, 36 COVE ROAD,
FARNBOROUGH (COVE), GU14 0EN**



**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk



Advice and Expertise on
the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Opinion of Values

Investments

Land

- ▶ **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**

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.

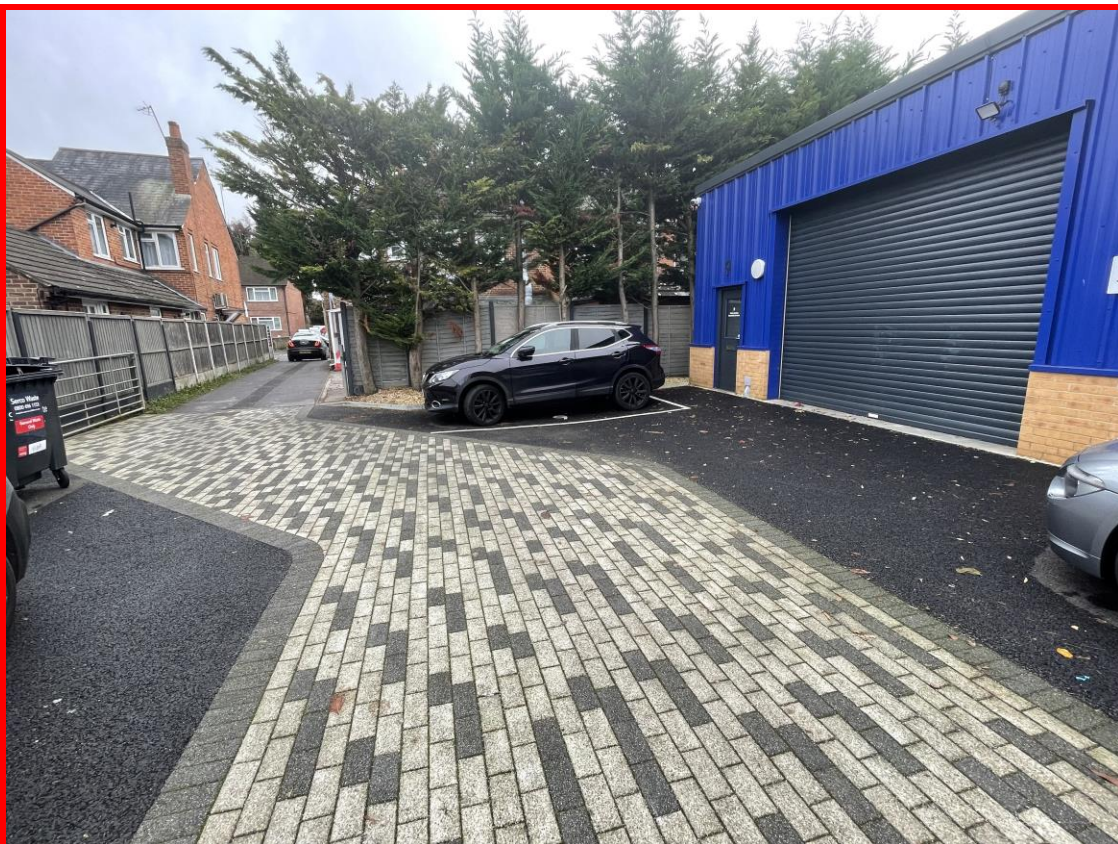
Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

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 and Restaurants.

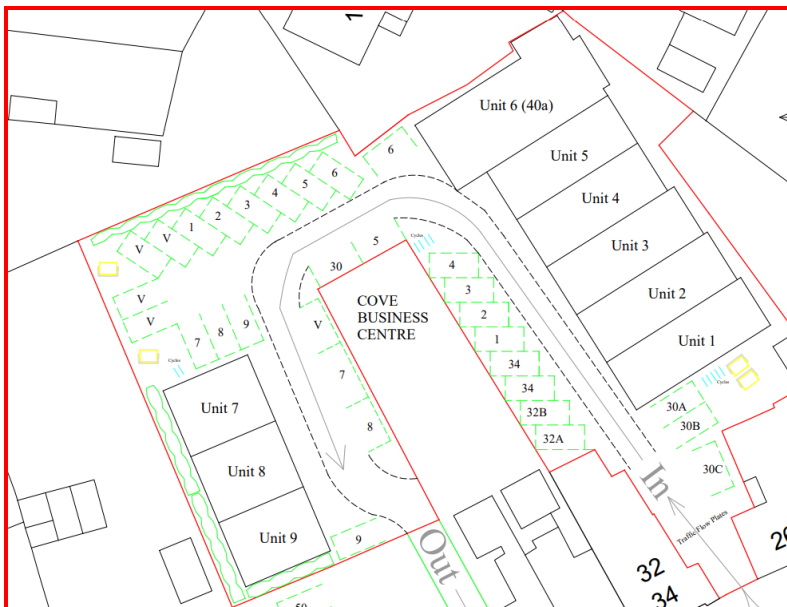


DESCRIPTION

A courtyard development of only 9 small industrial units, Unit 9 is an end unit, and is one of only 3 small units on the estate of 635 ft². 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
- Each unit to has an electrically operated loading door
- Pedestrian door
- Toilet & Kitchenette Facilities
- 2 Allocated 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 around £2.00 ft².

BUILDINGS INSURANCE

The estate is covered by a block insurance policy, we understand that the annual premium for unit 2 is approximately £730 per annum.

LEASE

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

RENT

A rent of £12,000 pax.

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 £8,900 which equates to around £4,400 payable per annum, however, if the property is to be your only business premises, then you will receive 100% rates relief.

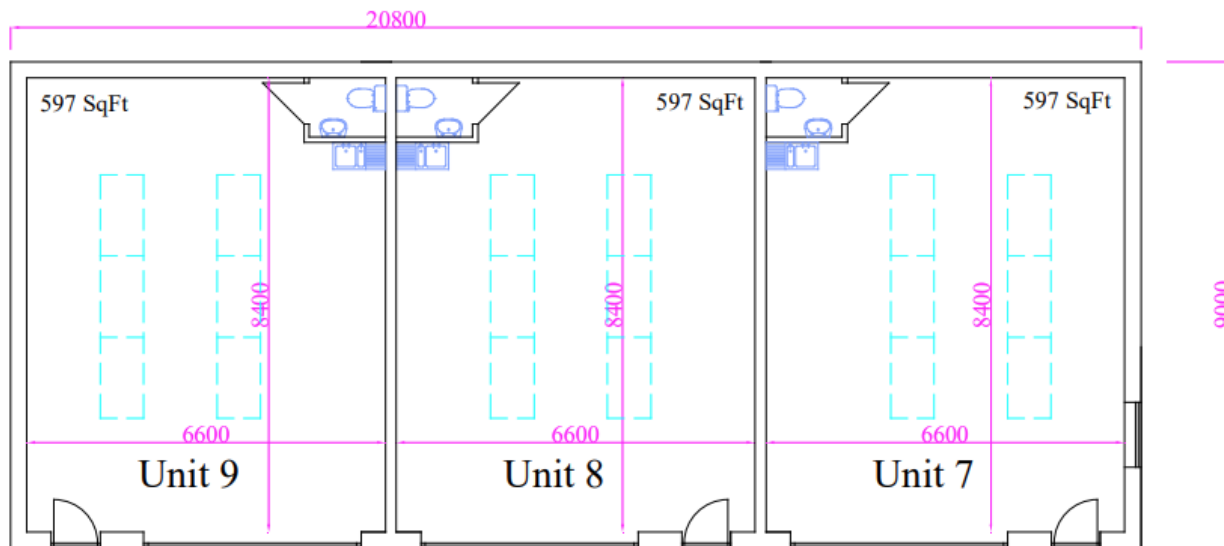
ENERGY PERFORMANCE CERTIFICATES (EPCs)

26-50

B

29 B

FLOORPLAN – UNITS 7 - 9 (Not to Scale)



LOCATION PLAN



FURTHER INFORMATION FROM THE SOLE AGENT:

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

REF 22/024C – Unit 9