

Particulars

Commercial Property Surveyors

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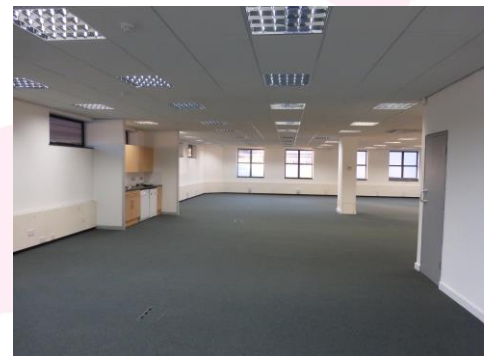
01276 538300

4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

PROMINENT GROUND FLOOR OFFICES

TO LET

2,375 sq ft (220.6 sq m)



VICTORIA HOUSE, 50/58 VICTORIA ROAD, FARNBOROUGH, HAMPSHIRE, GU14 7PG

- Prominent Ground Floor Space
- Refurbished
- 5 Parking Spaces
- Central Location
- To Let On A New Lease
- Close to Mainline Railway Station
- Some Air Conditioning

LOCATION

Farnborough is a busy commercial centre at the heart of the Blackwater Valley lying close to junctions 4 & 4A of the M3 motorway. The town is internationally recognised as the home of the Farnborough Air show and has strong ties with high technology and aviation industries.

Victoria House is in a prominent, town centre, position on Victoria Road and is close to shopping facilities, banks, public houses and restaurants. Victoria House is within a few minutes' walk of Farnborough's mainline railway station, which provides a frequent and regular service to London (Waterloo) with a journey time from 36/37 minutes.

DESCRIPTION

Victoria House is a modern office building on ground, first and second floors with onsite car parking to the rear, adjacent to Farnborough town centre.

The available offices comprise the whole of the ground floor and are to be improved with works to include new carpeting, new decorations and there is three compartment under floor trunking plus perimeter trunking throughout. Access is via a marble tile floored reception which gives access to a passenger lift, the stairs and separate male and female toilets plus there is a door at the rear of the offices directly off the parking area. In addition there are 5 private on-site parking spaces provided. Heating is via a gas fired central heating system and there is some air conditioning/comfort cooling.

The space is very prominent and will suit not only office uses but might also suit a variety of quasi office/showroom/sales uses, subject to planning.

AREAS	Ground Floor Offices	2,375 sq ft	220.6 sq m
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The above area have been calculated on a net internal basis from measurements taken on-site.

LEASE

The offices are available on a new internal repairing and decorating lease for a period to be agreed, flexible lease terms are available, any short term lease will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954. The lease will be subject to a service charge, details can be provided by the sole agents.

RENT

The offices are available at a rent of £15.50 per sq ft per annum exclusive.

BUSINESS RATES

Rushmoor Borough Council advise the ground and first floors have a combined Rateable Value of £81,000. The rate in the £ is 47.9p and therefore, as a guide, the rates payable for the year April 17/April 18, for the ground floor only, should be approx. £5.40/5.50 per sq ft. The assessment will need to be split.

POSSESSION AND VIEWING

The premises are available immediately subject to completion of legal formalities. Arrangements to look at the property can be made by contacting the sole agents;



e mail: nigel.dickason@dbre.co.uk

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

Energy Performance Certificate



Non-Domestic Building

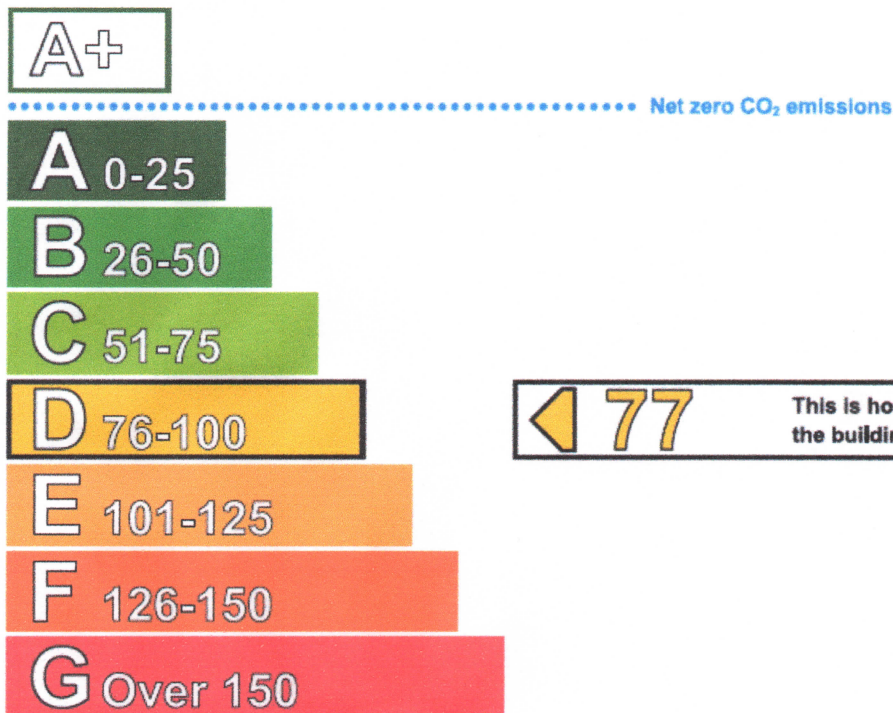
GROUND FLOOR OFFICES
Victoria House
50-58 Victoria Road
FARNBOROUGH
GU14 7PG

Certificate Reference Number:
0260-5998-0353-6972-7004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	238
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	59.18
Primary energy use (kWh/m ² per year):	347.1

Benchmarks

Buildings similar to this one could have ratings as follows:

30	If newly built
89	If typical of the existing stock