

SECURE YARD IDEAL FOR EXTERNAL STORAGE

AVAILABLE ON A SHORT TERM LET/TENANCY

TO LET

Approximately 5,760 ft² (535 m²)

**YARD REAR OF 98-100 FARNBOROUGH ROAD,
FARNBOROUGH, GU14 6TN**



commercial property consultants

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- ▶ **Gate and Fenced Yard**
- ▶ **Double Gates**
- ▶ **Excellent Access to the A331 Blackwater Relief Road & J4 of the M3**
- ▶ **Van and Lorry Access**
- ▶ **Flexible Lease/Licence Terms**

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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

The yard is located to the rear of the National Tyres Depot located off of the Farnborough Road (A325) the latter of which gives excellent access to Farnborough Town Centre and the A331 Blackwater Relief Road serving both the A31(A3) and Junction 4 of the M3 Motorway.

DESCRIPTION

The yard is rectangle in shape with a hardcore surface, the yard is accessed via 2 pairs of double gates, off this busy arterial road, this makes it ideal for large lorries and vans to access.





SITE AREA

Approximate site area:

5,760 ft² 535 m²

LEASE/LICENCE

The premises are available on a month to month short term let/tenancy.

RENT

Rental offers sought in the region of £2,000 plus VAT pcm, exclusive of all other outgoings.

VAT

VAT will be chargeable on the rent.

BUSINESS RATES

No business rates chargeable from our client.

BUILDINGS/CONTENTS INSURANCE

The tenant to arrange their own insurance relating to their occupation of the site and all equipment that they have.

LEGAL COSTS Each party to be responsible for their own legal fees in the matter.

VIEWING

Strictly by appointment with the **Sole Agent:**

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