

**DUE TO BE REFURBISHED
AVAILABLE Q2 2026**



TO LET

Detached Warehouse/Production Unit
8,030 sq.ft (746.0 sq.m)

Unit 17, Invincible Road, Farnborough, Hampshire, GU14 7QU

• Prominent frontage to Elles Road • Three phase power supply • 16 marked car spaces • Min eaves height 4.037m

M **M[®]Core**
LCP UK

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Unit 17, Invincible Road, Farnborough, Hampshire, GU14 7QU



Indicative image



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Areas (Approx. Gross Internal)

Ground Floor office	944 sq.ft	(87.7 sq.m)
First Floor office	1,000 sq.ft	(92.9 sq.m)
Industrial/Warehouse	6,086 sq.ft	(565.4 sq.m)
TOTAL	8,030 sq.ft	(746.0 sq.m)

Description

The unit itself comprises a detached industrial / warehouse unit with two loading doors, two floors of offices to the front and good onsite parking /loading.

- 2 x electric loading doors – 3.011m W x 2.845m H
- LED lighting throughout
- 16 marked car spaces
- Minimum eaves height 4.037m
- Gross site area – approx. .56acres

Rent

£14.50 psf

Rates

Rateable value: TBC. For further information and to clarify Business Rates costs, contact the Local Rating Authority, Rushmoor Borough Council 01252 398 398.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

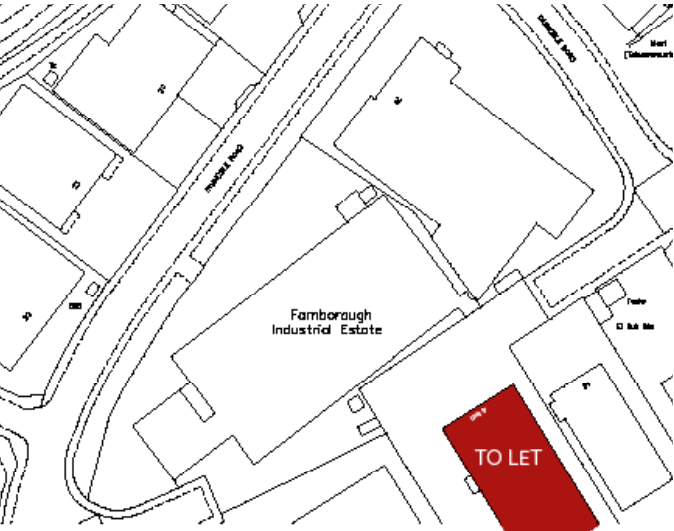
The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - GU14 7QU

The unit is located on the established commercial Invincible Road Trading Estate with excellent road communications and easy access to the M3 Motorway (Junctions 4 & 4a); the A331 Blackwater Valley Route via the Lynchford Road interchange; M25 Motorway, Heathrow and Gatwick airports. Wide ranging trade counter users are located on the estate. The unit is within walking distance of the town centre, shopping and leisure facilities. There is a fast and frequent train service from Farnborough Mainline station to London/Waterloo.



Viewing

Strictly via prior appointment with the appointed agents



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