

STATION YARD

FARNBOROUGH STREET | FARNBOROUGH
NORTH | FARNBOROUGH
GU14 8AG



**UNDER OFFER.
0.76 ACRE OPEN STORAGE/TRADE YARD WITH
WAREHOUSE. FREEHOLD FOR SALE.**

FOR SALE - 6,250 SQ FT (580.64 SQ M)

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KEY BENEFITS

- Freehold with vacant possession. Available to buy now.
- Close to Farnborough town centre, and adjacent to Farnborough North train station.
- Site area approx 0.76 acres.
- Main warehouse storage building of 4,800 sq ft. Min eaves 5.6m.
- Former station office used as trade counter and offices.
- External concrete surfaced open storage/yard areas.
- Secure site.

LOCATION

The site is situated approximately 1 mile northeast of Farnborough town centre. The site is located adjacent to Farnborough North railway station – with links to Reading and Guildford/Gatwick. Access northeast over the railway crossing is restricted.

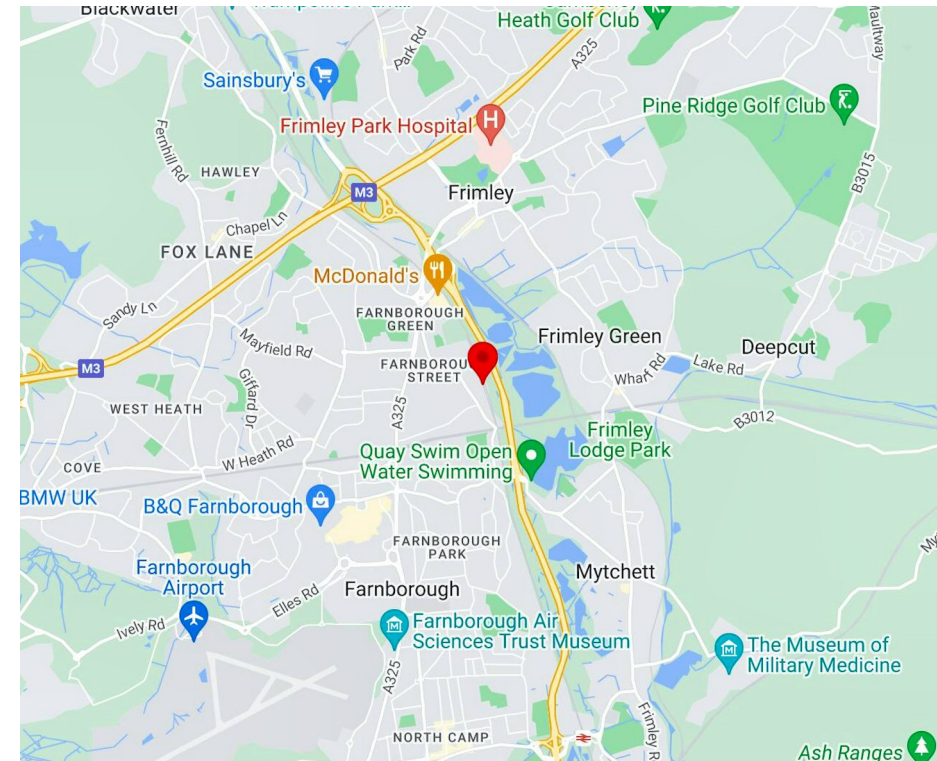
The site adjoins the main line station and platform.

DESCRIPTION

The property comprises a former builders merchants warehouse/showroom yard with ancillary warehouse/storage buildings and external hardstanding open storage/yard areas.

The property is offered for sale with full vacant possession. The site is within Rushmoor Borough Council. Prospective purchasers are required to make their own planning enquiries for their proposed use of the property/buildings or development of the site.

Due to the proximity of the railway line the site is likely to be more suitable for owner occupation and/or investment.



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SUMMARY

- Price: Price on application
- Available Size: 6,250 sq ft
- Rates Payable: £5.15 per sq ft
- EPC: On application



TERMS

The freehold interest is to be offered for sale with full vacant possession.

VIEWINGS & INFORMATION



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Building - Trade sales/office	1,450	134.71	Sold
Building - Warehouse	4,800	445.93	Sold
TOTAL	6,250	580.64	

Floor areas are approximate GIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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