

UNIT 4

THE ROYSTON CENTRE | ASH VALE
GU12 5PQ



INDUSTRIAL / WAREHOUSE UNIT

TO LET - 2,807 SQ FT (260.78 SQ M)

UNIT 4

THE ROYSTON CENTRE | ASH VALE | GU12 5PQ

hurstwarne.co.uk

KEY BENEFITS

- 6m eaves height
- Covered loading bay
- Excellent road access
- Close to North Camp Station
- 5 parking spaces
- Ground and first floor offices

LOCATION

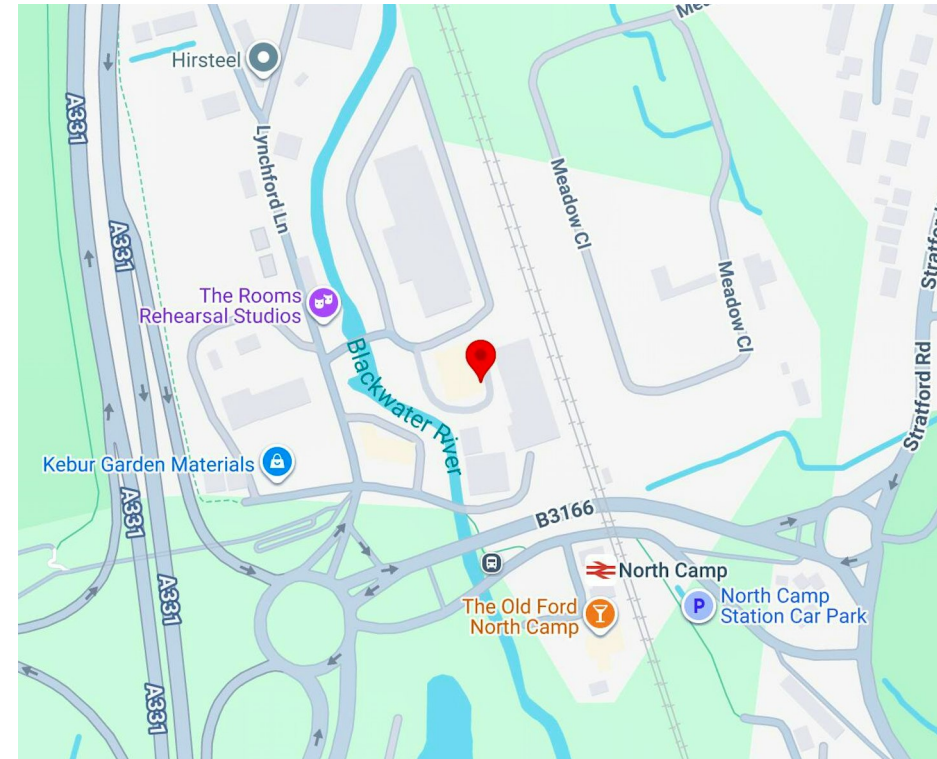
The Royston Centre is located two miles south east of Farnborough town centre, at the junction of the A331 and Lynchford road, and is accessed by Lynchford Lane.

There is excellent access to J4 of the M3 motorway via the A331. North Camp train station is less than 100m from the estate and provides direct services to Reading, Redhill and Gatwick airport. Farnborough mainline station is a short drive away.

DESCRIPTION

Unit 4 is a mid terrace industrial unit with steel portal frame construction. There are ancillary offices to the ground and first floor. The property benefits from a covered loading bay with a roller shutter door, LED lighting, air conditioning and gas central heating. There is also a small kitchen and WC.

Externally, the unit benefits from 5 parking spaces.



UNIT 4

THE ROYSTON CENTRE | ASH VALE | GU12 5PQ

[VIEW WEBSITE](#)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit	2,807	260.78	Available
TOTAL	2,807	260.78	

Floor areas are approximate GIA

hurstwarne.co.uk

SUMMARY

- Available Size: 2,807 sq ft
- Rates Payable: On application
- EPC: D

VIEWINGS & INFORMATION



Steve Barrett

T 01252 816061

M 07894 899728

E steve.barrett@hurstwarne.co.uk

Tirion Llewelyn



T 01483 388800

M 07516 690873

E tirion.llewelyn@hurstwarne.co.uk



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

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk



OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25

