



WAREHOUSE WITH TRADE COUNTER SHOWROOM

TO LET - 9,671 SQ FT (898.47 SQ M)

KEY BENEFITS

- Prominent position at the entrance of Invincible Road Trading Estate
- Use Class B1 / B8
- Forecourt and generous parking
- Three phase power
- Approx. 6m eaves height
- Electric roller shutter door
- High bay lighting to warehouse

LOCATION

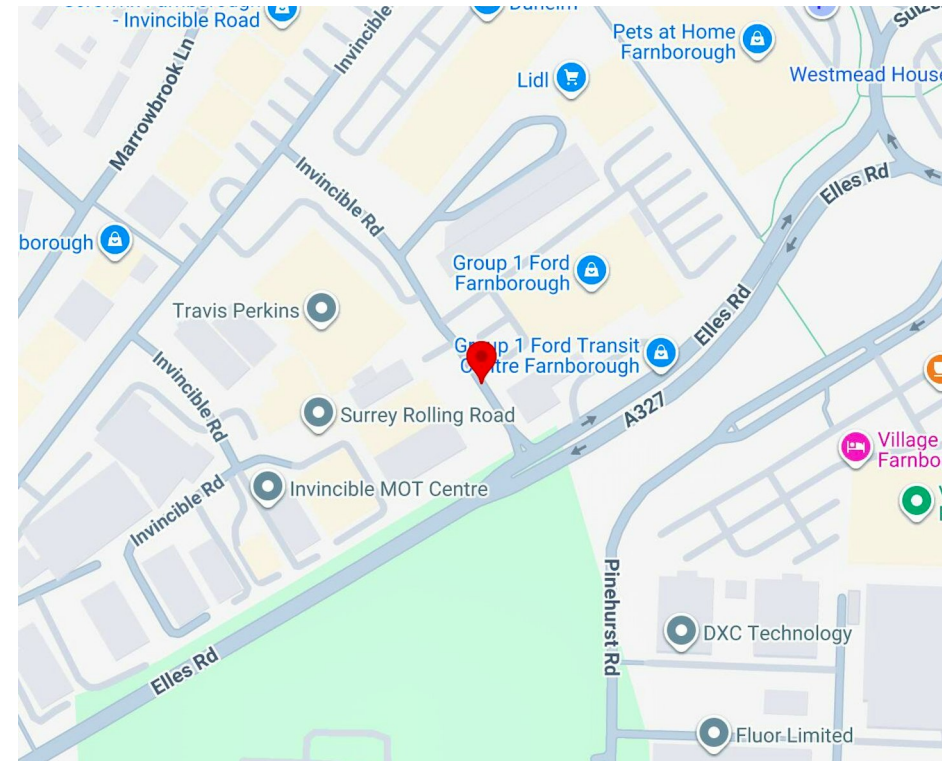
Unit 17 is located in a prominent position fronting Elles Road, one of Farnborough's main trade centre and industrial estates, and is adjacent to the towns main shopping centre, leisure facilities and two retail parks.

Access to Junction 4 of the M3 is approximately 3 miles to the north, providing access to the M25 (junction 12 - 11 miles). Heathrow Airport is situated 19 miles, and Farnborough railway station is 1.5 miles from the property.

DESCRIPTION

The property comprises of a single storey warehouse with consent for B1 / B8 Warehouse use with ancillary trade warehouse/ancillary retail sales. There is a showroom/trade counter which if needed can be adapted/changed to suit the new occupiers requirements.

The property surrounded by well known occupiers including Travis Perkins, Wickes, Benchmarx, Howdens, Screwfix, City Plumbing, B&Q and Dunelm.





ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit	9,671	898.47	Available
TOTAL	9,671	898.47	

Floor areas are approximate GIA

SUMMARY

- Available Size: 9,671 sq ft
- Rates Payable: On application
- EPC: C (70)

VIEWINGS & INFORMATION



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