

The Royston Centre

Lynchford Road, Ash Vale Farnborough GU12 5PQ

Warehouse | 2,807 ft²



6m eaves height



Covered loading bay



Excellent road access



Close to North Camp Station



5 car parking spaces

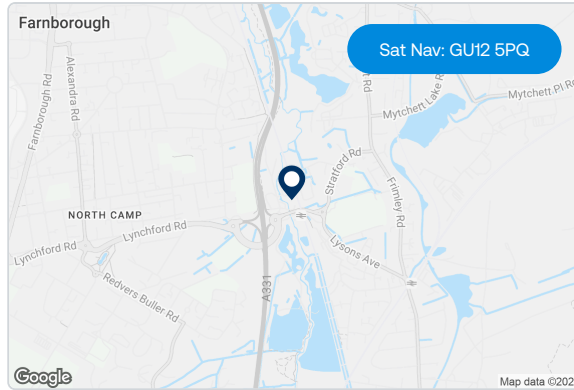


GF and FF office space

Available to Let



LastMileFirst | mileway.com



Description

Unit 4 is a mid terrace steel portal framed industrial/warehouse unit with ancillary offices located on both the ground and first floors. The property benefits from a loading bay with roller shutter loading door, LED lighting, air conditioning and gas central heating. There is also a small kitchen and a WC. The unit has 5 car parking spaces.

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 via Lynchford Lane. There is excellent access to junction 4 of the M3 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 main line station is a short drive away, with a fastest journey time into London Waterloo of approximately 38 minutes.

Further information

EPC
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Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Peter Cole
Mileway
southeast@mileway.com
0203 991 3516

Steve Barrett
Hurst Warne
steve.barrett@hurstwarne.co.uk
07894 899 728

Tirion Llewelyn
Hurst Warne
tirion.llewelyn@hurstwarne.co.uk
01252 816 061



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 4	Warehouse	2,807	Immediately	4,915
Total		2,807		

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