

The Royston Centre

Lynchford Road, Ash Vale Farnborough GU12 5PQ

Warehouse | 2,807 - 6,249 ft²



6m eaves height



Loading bay & roller shutter



Excellent road access



Close to North Camp Station



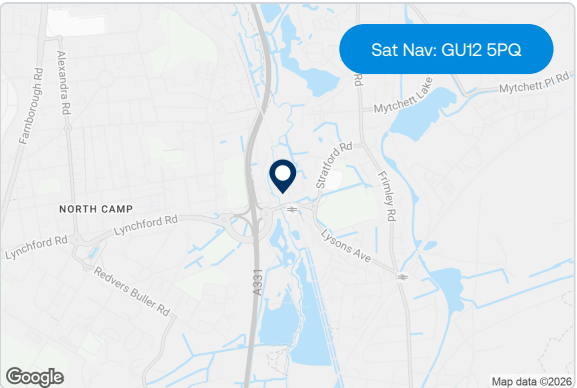
Designated parking



GF and FF office space

Available to Let





Description

Unit 4 and 5 are steel portal framed industrial/warehouse units 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 and gas central heating. There is also a small kitchen and WC's.

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

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

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

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



Accommodation:

Unit 4: Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 4	Warehouse	2,807	Immediately	4,210	233	D
Unit 5	Warehouse	6,249	Immediately	9,375	9,375	C
Total		9,056				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway