



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

SELF-CONTAINED STUDIO **FLEXIBLE LEASE TERMS** **TO LET**



STUDIO REAR OF **41 CAMP ROAD** **FARNBOROUGH** **GU14 6EN**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: North Camp has a number of local shops and services including several food and clothes shops. The nearby town centre of Farnborough has a much larger shopping area, with a higher number of major chain stores.

Farnborough is an important north Hampshire town and has a population of 60,000. The town has a fully operational private business airport and maintains strong links with the aviation industry.

The centre of Farnborough offers a comprehensive range of shopping, social and recreational facilities along with a mainline station on the Basingstoke to Waterloo Line. North Camp rail station is on the Reading to Gatwick line.

There is easy access to the M3 at junctions 4 and 4A in turn connecting with the national motorway network. Heathrow, Gatwick and Southampton airports are all within one hours drive.

DESCRIPTION: The studio is a presentable, self-contained space suitable for any office, therapists or clinic uses and most recently a beauty salon.

The area of the premises is measured on Gross Internal Area basis as follows:

TOTAL	16.40 SQ M	(177 SQ FT)
--------------	-------------------	--------------------

- AMENITIES:**
- * Heated and lit throughout
 - * Kitchenette
 - * WC and shower Facilities
 - * High Ceilings
 - * Access to local shops and main roads

TERMS: The property is available by way of a new Internal Repairing and Insuring Lease for a term to be agreed.

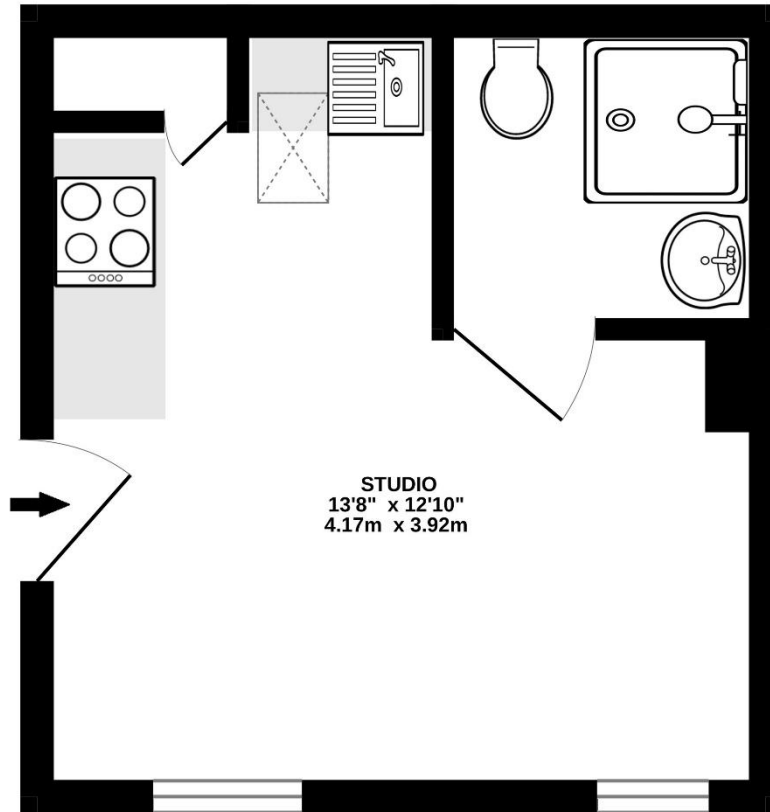
RENT: £6,000 per annum exclusive, subject to VAT.

RATES: Currently not separately assessed

EPC: D 82

VIEWING: By appointment through sole agents **Park Steele 01252 717979**





GROUND FLOOR
177 sq.ft. (16.4 sq.m.) approx.

TOTAL FLOOR AREA : 177 sq.ft. (16.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



WWW.PARKSTEELE.COM