

# Lot 14, 7 Alexandra Road, Farnborough,

Hampshire GU14 6BU

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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## Property Information

### Freehold Office & Residential Investment

- Substantial & attractive detached office building with separate 2 bed flat
- Total approximate floor area of 248.87 sq m (2,679 sq ft)
- Low site coverage of just 20% with potential for extension or redevelopment (subject to consents)
- Adjacent building (1-3 Alexandra Road) is being offered for sale separately as Lot 15 with further scope for development (subject to consents)
- All commercial leases outside the security of tenure provisions of the Landlord and Tenant Act 1954
- Approximate site area of 0.09 Ha (0.23 acres)
- Includes 12 car parking spaces providing an excellent ratio of 1:233
- Affluent commuter town in popular south east location, close to major communication routes

#### Lot

14

#### Auction

26th March 2026

#### Rent

£56,360 per Annum Exclusive

#### Status

Available

#### Sector

Office, Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

35 miles south-west of Central London, 10 miles south-east of Guildford, 18 miles south-east of Reading

#### Roads

A331, M3 (Junction 4 & 4a), M25 (Junction 11), A31

#### Rail

Farnborough Railway Station (34 mins direct to London Waterloo)

#### Air

London Gatwick Airport, London Heathrow Airport

### Situation

The property is located in the popular commuter town of Farnborough, just south of the town centre. Alexandra Road is adjacent to Lynchford Road, a busy commercial area within a short distance from North Camp Railway Station as well as 1.5 miles to Farnborough Railway station with direct trains to London Waterloo in 34 minutes. The location benefits from excellent road connections being less than 3 miles south of the M3 (Junction 4).

### Tenure

Freehold.

### EPC

The EPC's will be available to view online in the solicitor's legal pack.

### Description

The property comprises a substantial two storey office building with a shared driveway to the side of the property leading to a large car park at the rear with approximately 12 spaces including a large pitched roof double garage. The property provides a total area of 2,679 sq ft and contains five office suites and an apartment. There are three office suites on the ground floor, all with separate front doors. The first floor contains a two-bedroom apartment and an office suite, both accessed via their own separate entrances, one on each side of the building. The total site area extends to some 0.09 Ha (0.23 acres) offering potential for future redevelopment subject to consents.

### VAT

VAT is applicable to this lot.

### Note

The adjacent building (1-3 Alexandra Road) is being offered for sale separately at Lot 15.

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## Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Suite 1 & C	Ground	Office	29.45	(317)	GURAS HOME CARE LTD (1)	Approx. 3 years from 30/06/2023 until 18/06/2026 (6)	£7,180 (7)
Suite 1A	Ground	Office	24.15	(260)	CLARE & CO (FARNBOROUGH) LTD (2)	5 years from 01/04/2023 (5)(6)	£4,680
Suite 2	First	Office	65.21	(702)	ABTECH (UK) LTD (3)	3 years from 06/12/2024 (6)	£12,000
Suite 3	Ground	Office	74.32	(800)	JACKSON CIVIL ENGINEERING GROUP LTD (4)	2 years from 29/04/2024 (6)	£16,000
Flat 7A	First	2 Bed Flat	55.74	(600)	INDIVIDUAL	12 month AST from 01/09/2025	£16,500
<b>Total</b>			<b>248.87</b>	<b>(2,679)</b>			<b>£56,360</b>

(1) Guras Home Care was incorporated in September 2023 and specialises in providing person centred home care services to dependent adults ([www.gurashomecare.co.uk](http://www.gurashomecare.co.uk)).

(2) Clare and Co was established in January 2009 and are commercial property consultants, valuers and surveyors ([www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)).

(3) Abtech was established in December 2000 and offer expert services in construction and waterproofing of new and existing basements([www.abtechbasements.co.uk](http://www.abtechbasements.co.uk)).

(4) Jackson Civil Engineering Group was established in December 2008 and operate across the UK and undertake civil engineering projects across a variety of different sectors including highways, bridges, infrastructure, flood defence, energy and rail ([www.jackson-civils.co.uk](http://www.jackson-civils.co.uk)).

(5) The lease provides a Tenant option to determine at any time upon serving not less than three months written notice. The lease provides for a Landlord option to determine the lease at any time after 01/04/2026 upon serving 3 months written notice.

(6) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

(7) The rent is inclusive of service charge and insurance.

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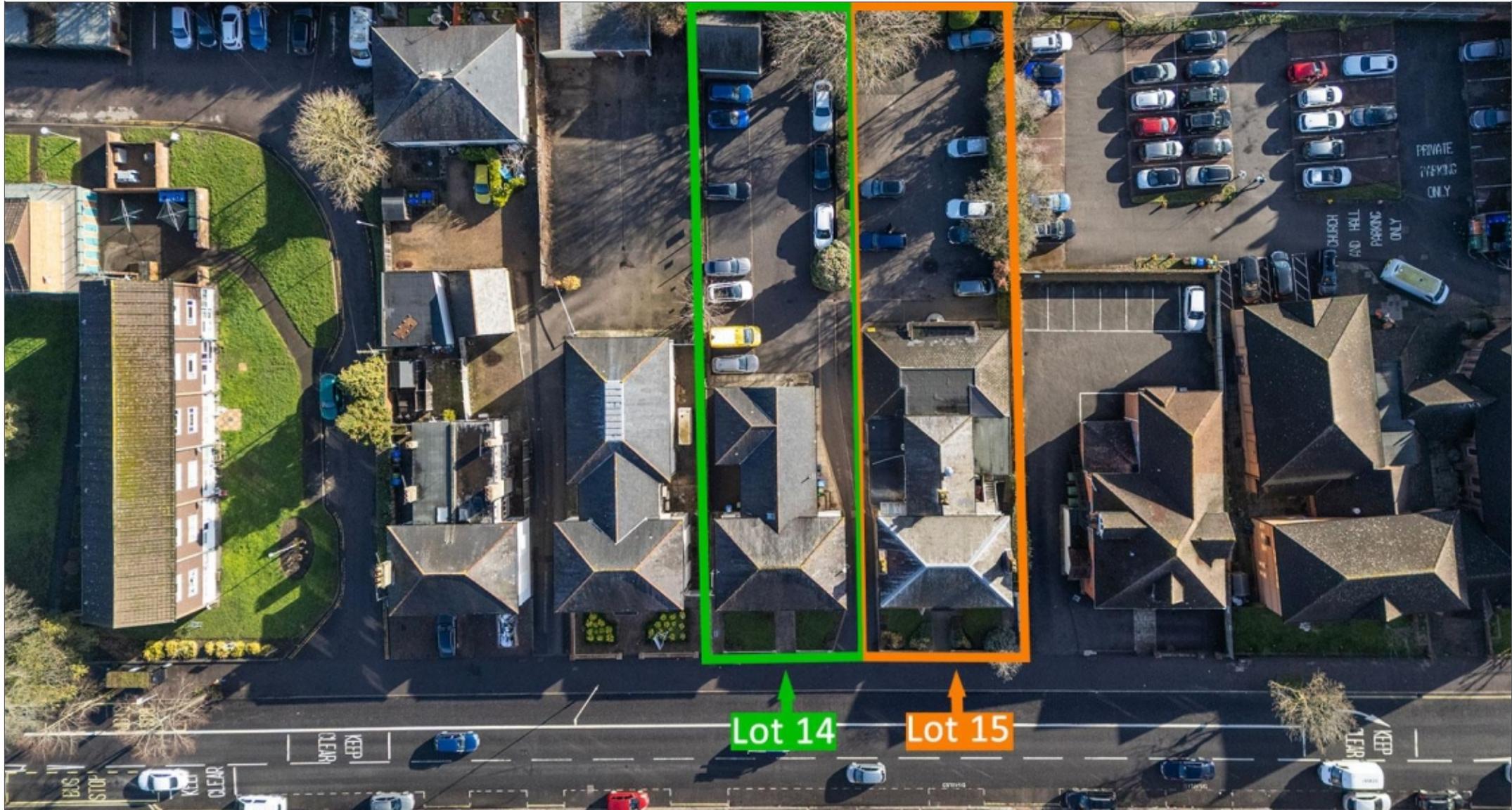
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## Contacts

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