

Lot 15, Old Bank Chambers, 3 to 5 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For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)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 Investment

- Substantial & attractive office building with dance studio
- Three office suites of 1,909 sq ft and a dance studio of 1,655 sq ft
- Low site coverage of just 29% with potential for extension and redevelopment (subject to consents)
- Adjacent building (7 Alexandra Road) is being offered for sale separately as Lot 14 with further scope for development (subject to consents)
- All leases outside the security of tenure provisions of the Landlord and Tenant Act 1954
- Total approximate floor area of 331.10 sq m (3,564 sq ft)
- Includes 15 car parking spaces providing an excellent ratio of 1:238
- Approximate site area of 0.09 Ha (0.23 acres)
- Affluent commuter town in popular south east location, close to major communication routes

Lot

15

Auction

26th March 2026

Rent

£63,787 per Annum Exclusive

Status

Available

Sector

Office

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

Old Bank Chambers 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 15 spaces. The property provides a total area of 3,564 sq ft and contains three office suites and a dance studio. There are two suites on the ground floor, together with the dance studio, which benefits from its own entrance from the rear of the property. Internally, there are two separate staircases leading to the first floor, one at the front and one at the rear. The total site area extends to some 0.09 Ha (0.23 acres) offering potential for redevelopment subject to consents.

VAT

VAT is applicable to this lot.

Note

The adjacent building (7 Alexandra Road) is being offered for sale separately at Lot 14.

DISCLAIMER

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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	Ground	Office	42.83	(461)	INDIVIDUAL	Approx. 3 years from 19/09/2024 until 30/09/2027 (4)	£8,500
Suite 5 (formally known as Suite 2)	Ground/First	Office	63.82	(687)	INDIVIDUAL (t/a Gilmar Financial) (1)	3 years from 08/05/2024 (4)	£11,437
Suite 3	Ground	Dance Studio	153.75	(1,655)	INDIVIDUAL (t/a Renton Dance Studios) (2)	3 years from 19/09/2024 (4)	£29,850
Suite 4	First	Office	70.69	(761)	INDRISEC LTD (3)	3 years from 01/03/2024 (4)	£14,000
Total			331.10	(3,564)			£63,787

(1) Gilmar have been providing a comprehensive range of financial services to a broad range of clients, on both a personal and corporate basis, for over 25 years (www.gilmarfinancial.co.uk).

(2) Renton Dance Studio has been established for over 35 years and offer grade classes in RAD Ballet and ISTD Tap and Modern as well as a wide range of classes in other disciplines such as Contemporary Dance, Jazz, Commercial, Acro and Musical Theatre (www.rentondance.co.uk).

(3) Indrisec Security Services offer a wide range of security services, specialising in risk management (www.indrisec.co.uk).

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

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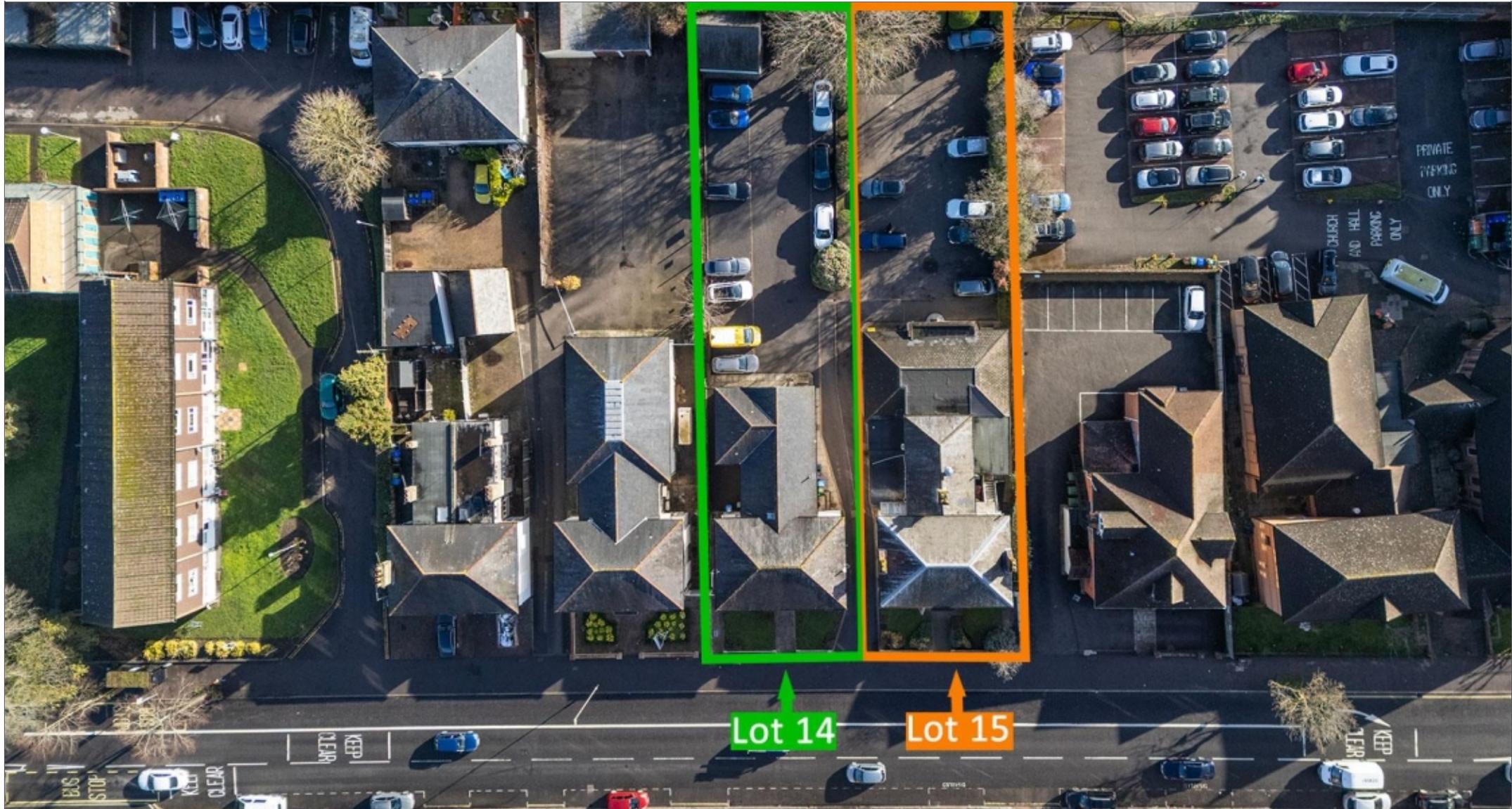
Hampshire GU14 6BU

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2024