



Owen
Isherwood
CHARTERED SURVEYORS

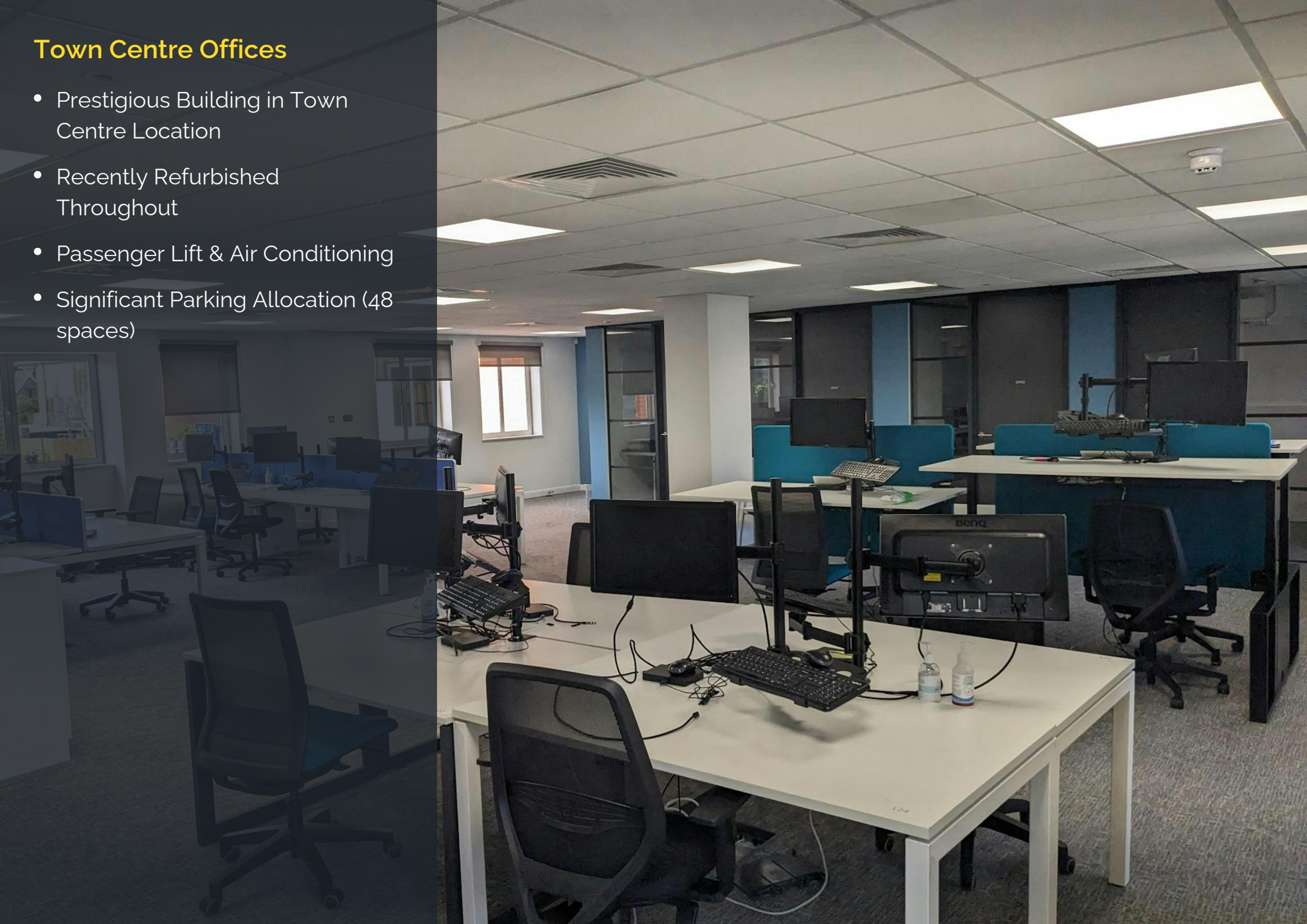
ESPA House, Millenium Centre, Crosby Way, Farnham, GU9 7XX

FOR SALE | 8,257.40 SQ FT (767.14 SQ M)

Town Centre Offices

Town Centre Offices

- Prestigious Building in Town Centre Location
- Recently Refurbished Throughout
- Passenger Lift & Air Conditioning
- Significant Parking Allocation (48 spaces)



Location

The Millennium Centre 5-year a prominent position in Farnham Town Centre at the junction of West Street and Crosby Way; with the various amenities on offer within easy walking distance. Farnham is a historic former market town located on the Surrey and Hampshire border; close to Aldershot, Guildford, Farnborough, Fleet and Camberley. The property benefits from excellent transport links with the A331, A31 and Junction 4 of the M3 all within close vicinity. Farnham is also served by a mainline railway station with direct links to London Waterloo.

Description

ESPA House is a prominent self-contained modern office building forming part of the prestigious Millennium Centre development. Internally the fit out is to a high standard and includes smart reception on the ground floor, undercroft parking and then a mix of high-quality meeting room space, open plan office space and kitchen/breakout space which is capable of being sub-divided internally via the main core stairwell.

Accommodation

Name	sq ft	sq m	Availability
Ground - Reception	630	58.53	Available
Ground - LHS	1,511	140.38	Available
Ground - RHS	2,052	190.64	Under Offer
Ground - MID	183	17	Under Offer
1st - LHS	1,464.60	136.07	Available
1st - RHS	2,039	189.43	Available
1st - MID	181.80	16.89	Available
2nd	196	18.21	Available
Total	8,257.40	767.15	

Price

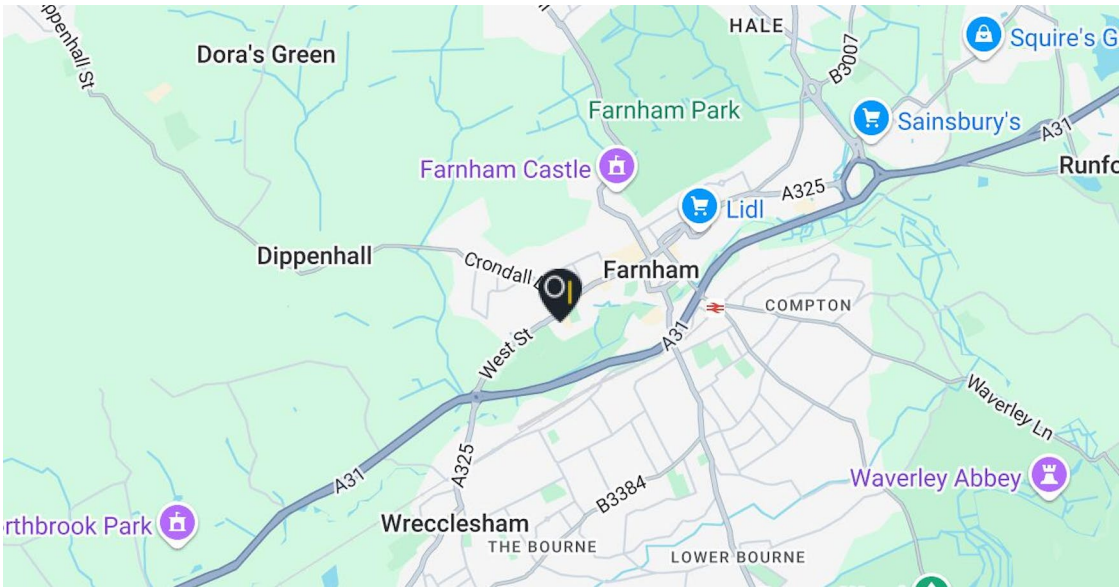
£1,750,000 +VAT

EPC

D (79)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

Alex Bellion
T: 01483 300176
M: 07971 756068
E: alex@owenisherwood.com

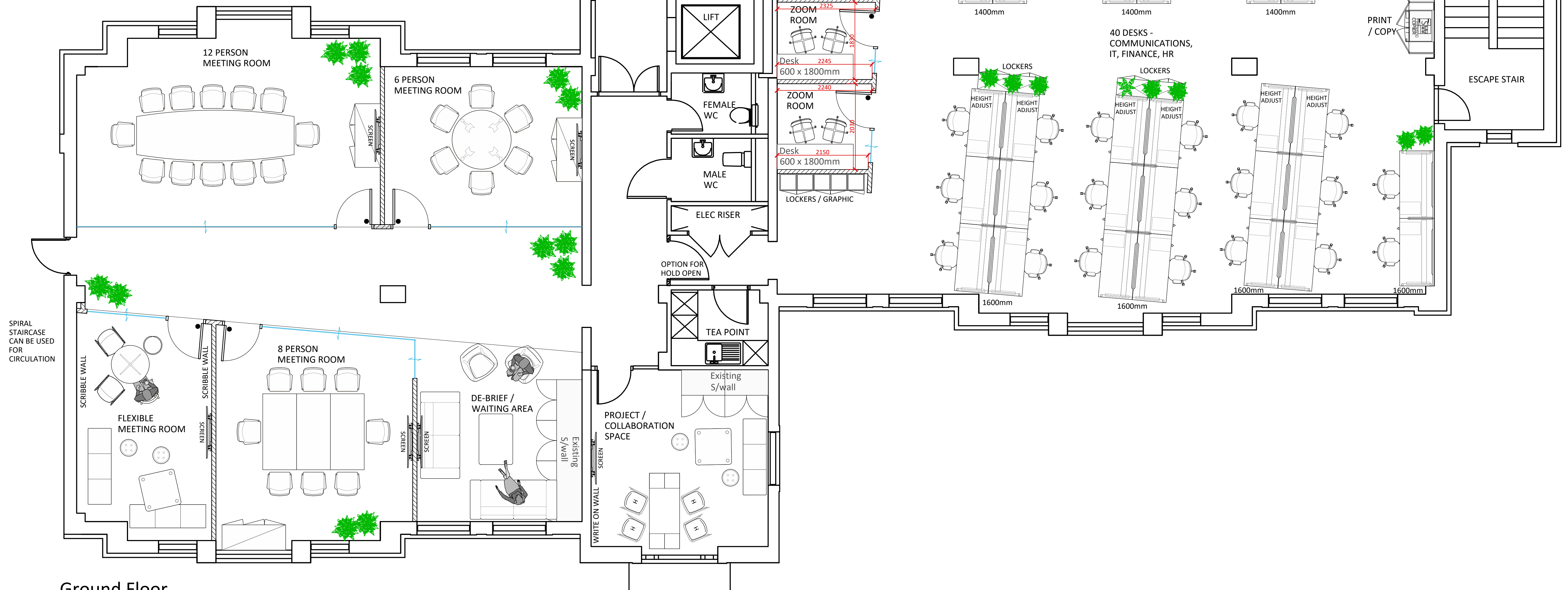
owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated

<u>Schedule of accommodation</u>	
Meeting Room 12 person	1
Meeting Room 8 person	1
Meeting Room 6 person	1
Flexible Meeting room	1
De-brief area	1
Project/Collaboration Rm	1
Zoom Rooms	4
Zoom Room / Hot Office	1
Comms, IT, Finance, HR Desks	40
Print / copy	1
Tea Point	1

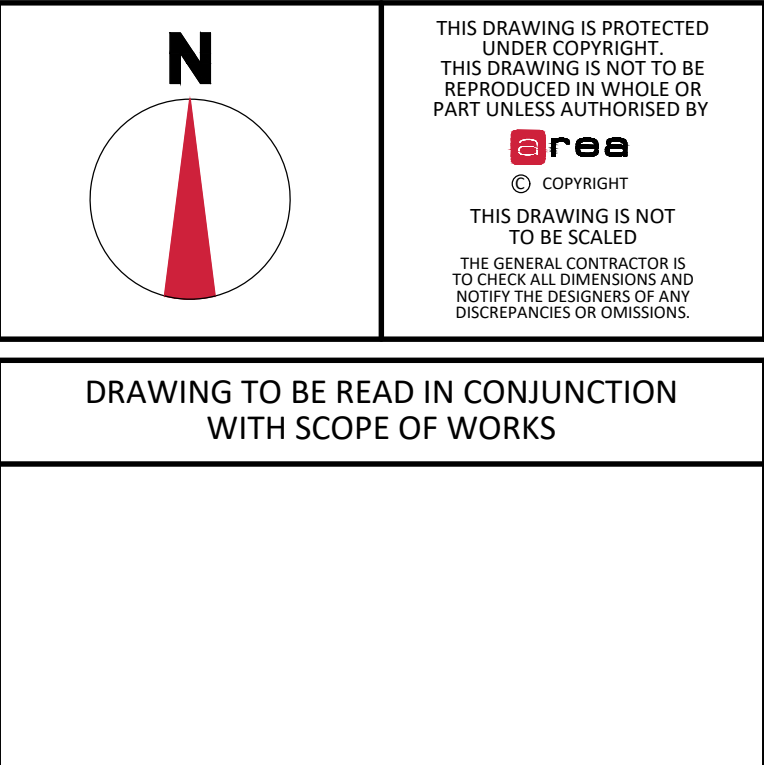
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Flexible Meeting room	1
De-brief area	1
Project/Collaboration Rm	1
Zoom Rooms	4
Zoom Room / Hot Office	1
Comms, IT, Finance, HR Desks	40
Print / copy	1
Tea Point	1

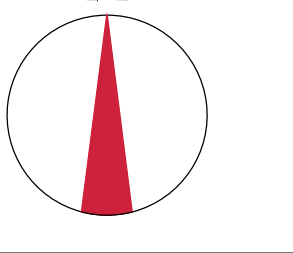
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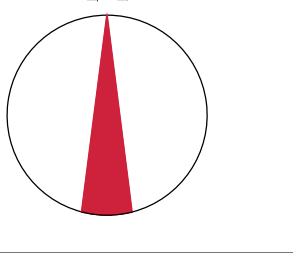


The Ground Floor plan includes the following areas and features:

- 12 PERSON MEETING ROOM:** A large rectangular room with a long table and 12 chairs.
- 6 PERSON MEETING ROOM:** A circular room with a round table and 6 chairs.
- 8 PERSON MEETING ROOM:** A rectangular room with a long table and 8 chairs.
- FLEXIBLE MEETING ROOM:** A room with a round table and chairs, adjacent to a scribble wall.
- DE-BRIEF / WAITING AREA:** A lounge area with sofas and armchairs.
- PROJECT / COLLABORATION SPACE:** A large open area with tables and chairs for collaborative work.
- TEA POINT:** A small service area with a counter and storage.
- EXISTING S/wall:** Existing structural walls.
- WRITE ON WALL:** A designated area for writing on the wall.
- LOCKERS / GRAPHIC:** Lockers and a graphic area.
- LOCKERS:** Multiple locker units throughout the plan.
- HEIGHT ADJUST:** Height-adjustable desks.
- 40 DESKS - COMMUNICATIONS, IT, FINANCE, HR:** A large open-plan workspace.
- PRINT / COPY:** A dedicated area for printing and copying.
- ESCAPE STAIR:** An escape staircase.
- WASHROOMS:** Male and Female washrooms.
- ELEC RISER:** An electrical riser.
- LIFT:** A lift shaft.
- SCREEN:** Various screen partitions and walls.
- SCRIBBLE WALL:** A wall designed for scribbles or informal writing.
- SPiral Staircase:** A spiral staircase used for circulation.



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DRAWING TO BE READ IN CONJUNCTION WITH SCOPE OF WORKS	

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**DRAWING IS
IN SKETCH
FORM ONLY**

									
05.05.21	C	Zoom room desks no longer height adjustable	LD	KC	The Old Post Office 33 Station Road, Egham, Surrey TW20 9LA	Third Floor, Chapter House, 18 Crucifix Lane, London SE1 3JW			
27.04.21	B	Height adjustable 600mm deep desks to zoom rooms	LD	KC					
24.03.21	A	Additional zoom room	LD	KC					
DATE	REV	REVISIONS	SIGN	CHKD	info@area.co.uk	www.area.co.uk			



The image shows the 'area' logo, which consists of a red square containing a white lowercase 'a', followed by the word 'area' in a bold, black, sans-serif font. Below the logo, the contact information for 'The Old Post Office' is presented in a clean, modern layout. The address '33 Station Road, Egham, Surrey TW20 9LA' is on the left, and 'Third Floor, Chapter House, 18 Crucifix Lane, London SE1 3JW' is on the right, separated by a vertical line. At the bottom, the phone numbers 'T. 01784 274000' and 'T. 020 3805 8855' are listed on either side of the vertical line. The website 'www.area.co.uk' is centered at the bottom.

The image shows the 'area' logo, which consists of a red square containing a white lowercase 'a', followed by the word 'area' in a bold, black, sans-serif font. Below the logo, the contact information for Area is listed in a clean, black, sans-serif font. The text is organized into two columns, separated by a thin vertical line. The left column contains the address 'The Old Post Office', '33 Station Road,', 'Egham,', and 'Surrey TW20 9LA', followed by the telephone number 'T. 01784 274000'. The right column contains 'Third Floor,', 'Chapter House,', '18 Crucifix Lane,', 'London SE1 3JW', followed by the telephone number 'T. 020 3805 8855'. At the bottom of the page, the email address 'info@area.co.uk' is on the left and the website 'www.area.co.uk' is on the right.

The image shows the 'Area' logo, which consists of a red square with a white lowercase 'a' inside, followed by the word 'area' in a bold, black, sans-serif font. Below the logo, there is a vertical line separating the contact information for the Old Post Office and the Third Floor. The Old Post Office contact information is on the left, and the Third Floor contact information is on the right.

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DRAWING STATUS	
INFORMATION ONLY	
PROJECT	
ESPA House Crosby Way Farnham GU9 7XX	

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INFORMATION ONLY	
PROJECT	
ESPA House Crosby Way Farnham GU9 7XX	

CLIENT					
Cello Health					
TITLE					
Proposed General Arrangement Ground Floor					
SCALE					
1/50 @ A1					
DATE	12.03.21	DRAWN	LD	CHECKED KC	
PROJECT NO		BLDG.	FLOOR	DETAIL	REV.
		ES	00	GA	C

CLIENT					
Cello Health					
TITLE					
Proposed General Arrangement Ground Floor					
SCALE					
1/50 @ A1					
DATE	12.03.21	DRAWN	LD	CHECKED KC	
PROJECT NO		BLDG.	FLOOR	DETAIL	REV.
		ES	00	GA	C

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		ES	00	GA	C

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SCALE				
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PROJECT NO		BLDG.	FLOOR	DETAIL
		ES	00	GA
				C

CLIENT					
Cello Health					
TITLE					
Proposed General Arrangement Ground Floor					
SCALE					
1/50 @ A1					
DATE	12.03.21	DRAWN	LD	CHECKED KC	
PROJECT NO		BLDG.	FLOOR	DETAIL	REV.
		ES	00	GA	C

Schedule of accommodation	
Breakout space to seat 60	1
Flexible Project/Collaboration Rm	1
Zoom Rooms	5
Zoom Room 1 Person	2
Zoom Room / Hot Office	1
Consulting Desks	30
Print / copy	1



First Floor

Option 1 - Total	
Meeting Rooms	4
Collaboration Rms	2
Zoom Rooms	9
Zoom Room 1 Person	2
Zoom Room / Hot Office	2
Consulting Desks	30
Comms, IT, Finance, HR Desks	40
Print / copy	2

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DRAWING TO BE READ IN CONJUNCTION WITH SCOPE OF WORKS

05.05.21	C	Breakout zoom rooms omitted. Desks in zoom rooms no longer height adjustable	LD	KC
27.04.21	B	Height adjustable 600mm deep desks to zoom rooms	LD	KC
24.03.21	A	7 additional zoom rooms, 10 additional desks	LD	KC

DATE	REV	REVISIONS	SIGN	CHKD

The Old Post Office
33 Station Road,
Egham,
Surrey TW20 9LA

T. 01784 274000

info@area.co.uk

Third Floor,
Chapter House,
18 Crucifix Lane,
London SE1 3JW

T. 020 3805 8855

www.area.co.uk

DRAWING STATUS				
INFORMATION ONLY				
PROJECT				
ESPA House Crosby Way Farnham GU9 7XX				

CLIENT				
Cello Health				

TITLE				
Proposed General Arrangement First Floor				
SCALE				
1/50 @ A1				
DATE	12.03.21	DRAWN	LD	CHECKED
				KC
PROJECT NO	BLDG.	FLOOR	DETAIL	REV.
	ES	01	GA	C