



Owen  
Isherwood  
CHARTERED SURVEYORS

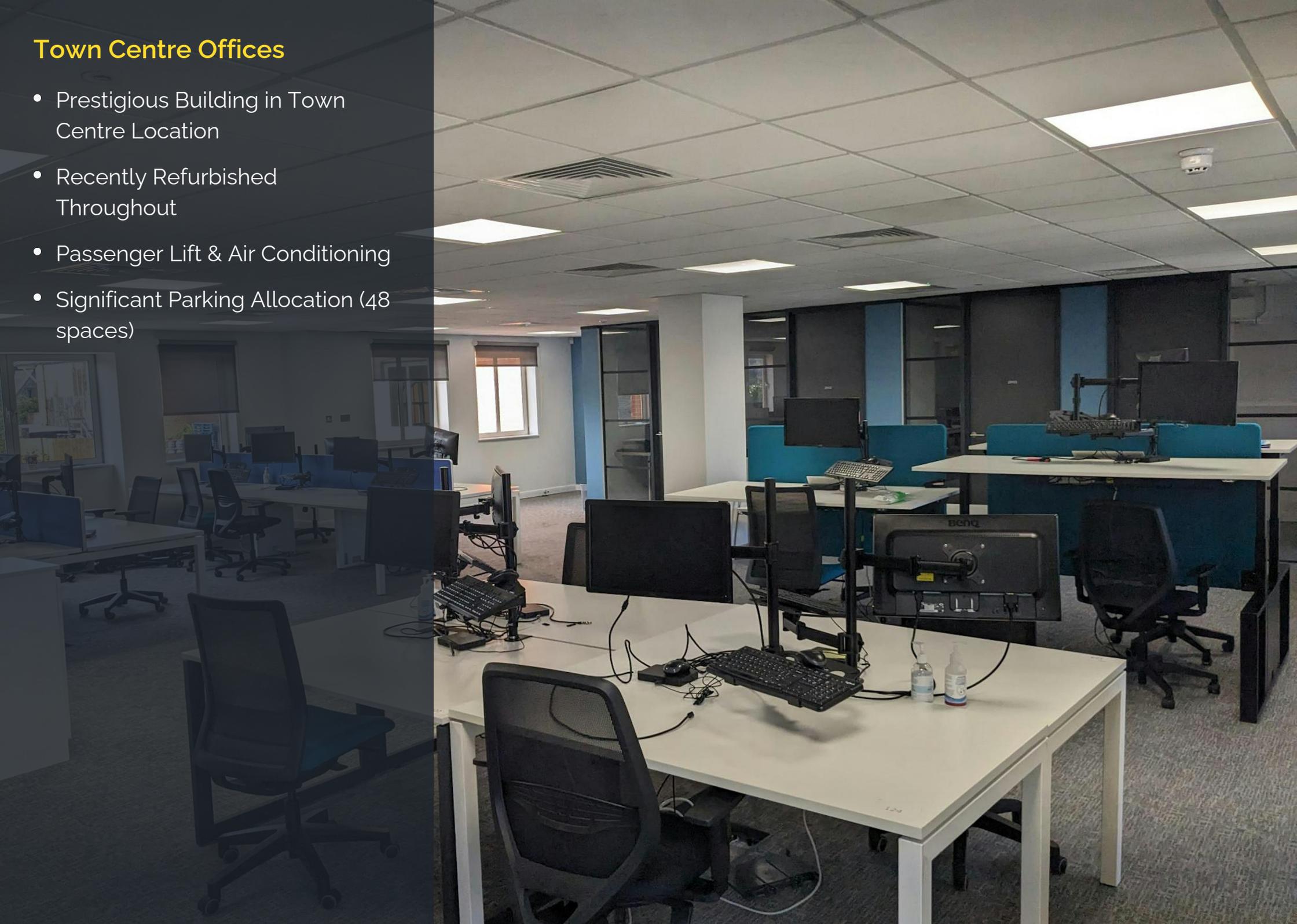
ESPA House, Millenium Centre, Crosby Way, Farnham, GU9 7XX

**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 - LHS	2,052	190.64	Let
Ground - RHS	1,511	140.38	Available
Ground - MID	183	17	Let
1st - LHS	2,039	189.43	Under Offer
1st - RHS	1,464.60	136.07	Under Offer
1st - MID	181.80	16.89	Under Offer
<b>Total</b>	<b>7,431.40</b>	<b>690.41</b>	

## Price

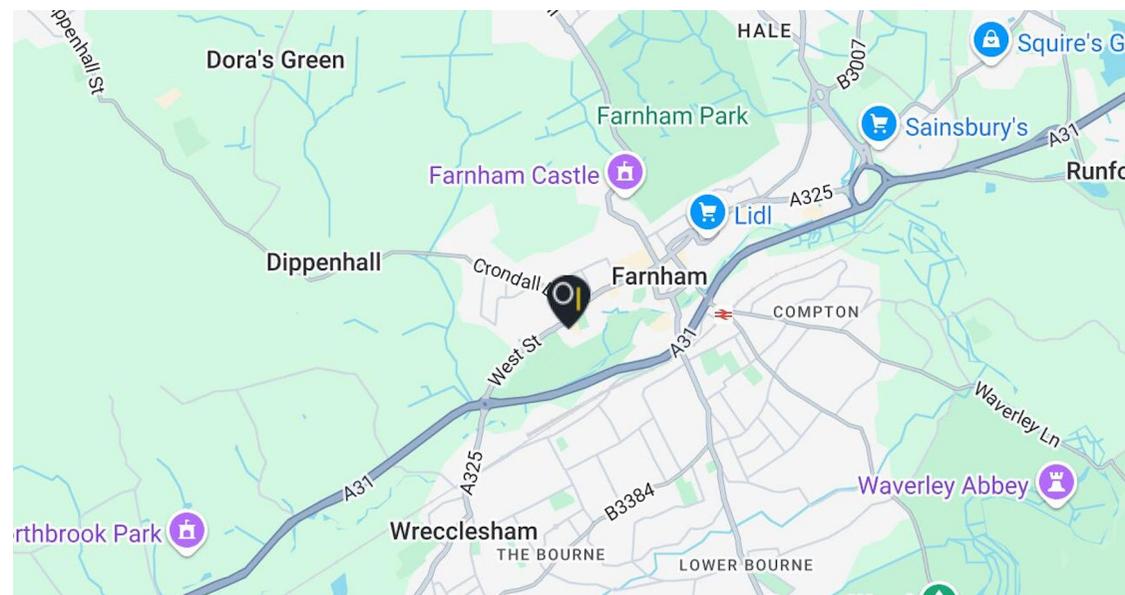
£1,750,000 +VAT

## 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

### Kieran Morgan

T: 01483 300176  
M: 07904377405  
E: Kieran@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