



Owen
Isherwood
CHARTERED SURVEYORS

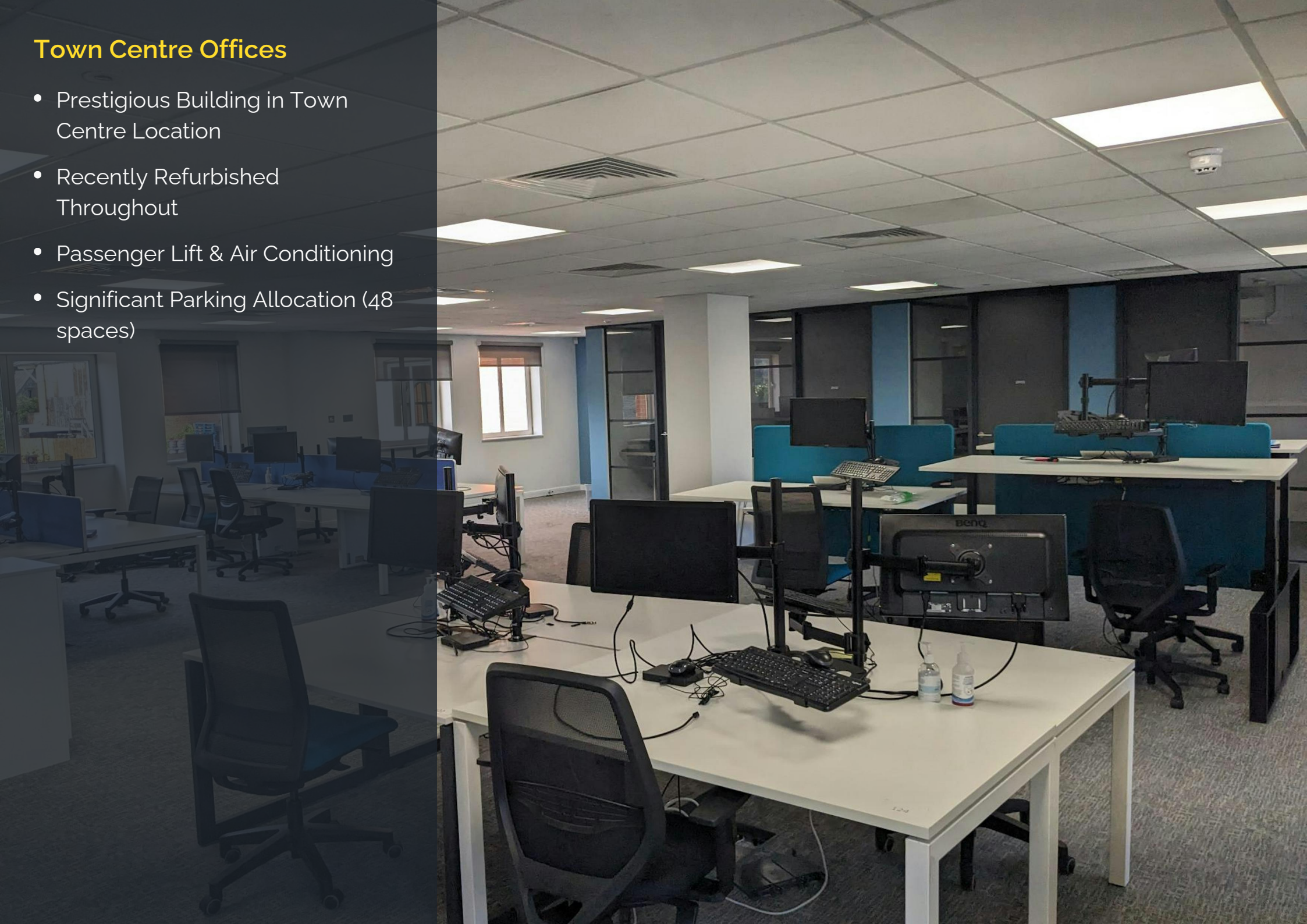
ESPA House, Millenium Centre, Crosby Way, Farnham, GU9 7XX

TO LET | 1,465 TO 8,257.40 SQ FT (136.10 TO 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	Let
Ground - MID	183	17	Let
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	

Terms

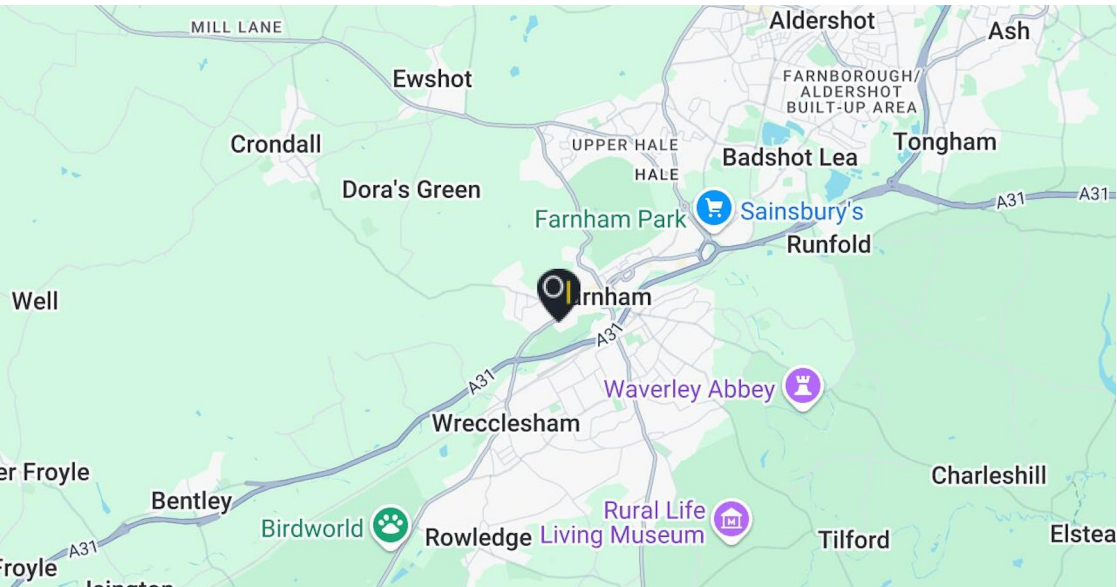
New Lease

Rent

£23.50 per sq ft + VAT

EPC

D (79)



Contact

Alex Bellion

T: 01483 300176

M: 07971 756068

E: alex@owenisherwood.com

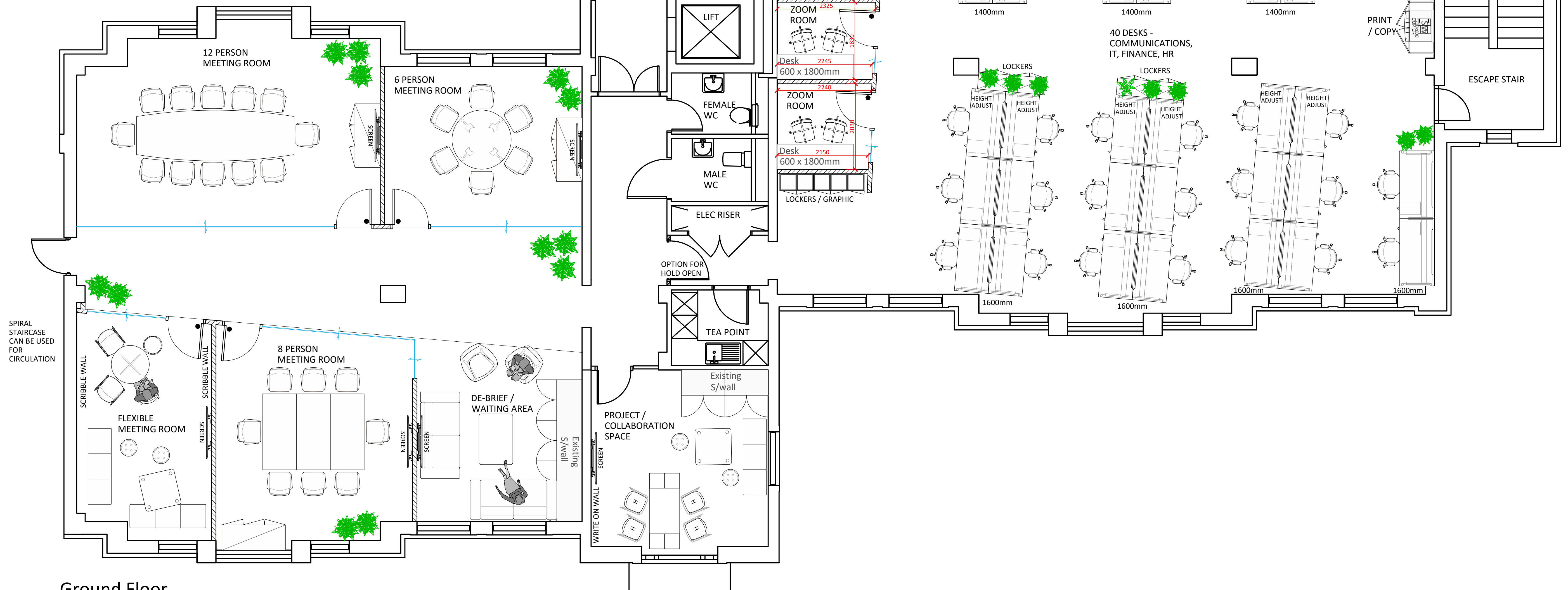
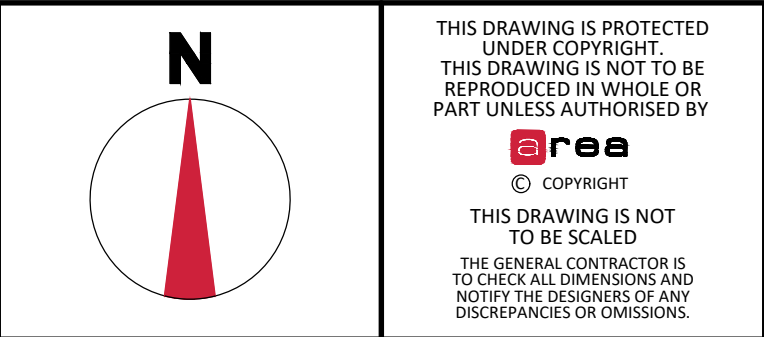
owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

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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Print / copy	1
Tea Point	1

[illegible]

A copyright notice and logo. On the left, a large black letter 'N' is positioned above a circle containing a red, stylized arrow pointing upwards. To the right of this graphic, the text reads: 'THIS DRAWING IS PROTECTED UNDER COPYRIGHT. THIS DRAWING IS NOT TO BE REPRODUCED IN WHOLE OR PART UNLESS AUTHORISED BY'. Below this text is the 'rea' logo, which consists of a red square with a white stylized 'r' inside, followed by the word 'rea' in a bold, lowercase, sans-serif font. Underneath the logo is the word 'COPYRIGHT' preceded by a small copyright symbol (©). Further down, the text states: 'THIS DRAWING IS NOT TO BE SCALED'. At the bottom, a paragraph reads: 'THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES OR OMISSIONS.'

DRAWING TO BE READ IN CONJUNCTION
WITH SCOPE OF WORKS

**DRAWING IS
IN SKETCH
FORM ONLY**

					
				The Old Post Office Third Floor, 33 Station Road, Chapter House, Egham, 18 Crucifix Lane, Surrey TW20 9LA London SE1 3JW	
				T. 01784 274000 T. 020 3805 8855	
05.05.21	C	Zoom room desks no longer height adjustable	LD	KC	info@area.co.uk www.area.co.uk
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	

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

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DRAWING STATUS	CLIENT
INFORMATION ONLY	Cello Health

PROJECT ESPA House Crosby Way Farnham GU9 7XX	TITLE Proposed General Arrangement Ground Floor				
	SCALE 1/50 @ A1				
	DATE 12.03.21	DRAWN LD	CHECKED KC		
	PROJECT NO	BLDG. ES	FLOOR 00	DETAIL GA	REV. 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. ES	FLOOR 00	DETAIL GA	REV. C

SCALE	1/50 @ A1
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DATE	12.03.21	DRAWN	LD	CHECKED	KC
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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

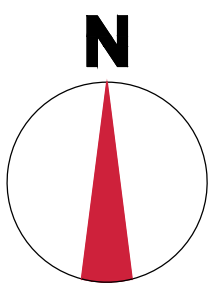
Consulting Desks	30
Print / copy	1



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

DRAWING IS IN SKETCH FORM ONLY

DATE	REV	REVISIONS	SIGN	CHKD
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



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
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PROJECT NO	BLDG.	FLOOR	DETAIL	REV.
	ES	01	GA	C