



Spectrum Point, 279 Farnborough Road, Farnborough, GU14 7LS

CAT A & FULLY FITTED OPTIONS AVAILABLE

Summary

Tenure	To Let
Available Size	9,453 to 19,349 sq ft / 878.21 to 1,797.58 sq m
Rent	£25 - £30 per sq ft plus VAT
Service Charge	£9.87 per sq ft Full details upon application.
Rates Payable	£8.40 per sq ft
EPC Rating	B

Key Points

- Mix of CAT A & fully fitted suites available
- Grade A office building in Farnborough town centre
- Immediately adjacent to Farnborough mainline train station
- Impressive internal facilities
- Parking ratio of 1:241 sq ft

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DESCRIPTION

Spectrum Point is a landmark office building, with impressive full height glazed atrium reception area, secure underground car parking, shower facilities, serviced bike racking etc.

The available suites are on the 1st floor, benefiting from either a CAT A refurbishment, existing fit out, or landlord turnkey solution. Grade A internal refurbishment, and with extensive views across Farnborough town centre and Queen Elizabeth park.

It represents an unusual opportunity to acquire high grade office space both within walking distance of the town centre amenities, swift and easy access to the rail network, and with good, secure onsite car parking allocation.

LOCATION

Spectrum Point occupies an enviable position immediately adjacent to Farnborough mainline railway station (Waterloo fastest journey time approx 30 minutes), and within easy walking distance of the multiple town centre facilities.

The building is also within walking distance of Farnborough North railway station (Reading / Guildford / Gatwick airport).

ACCOMMODATION

Floor/Unit	Description	sq ft	sq m	Rent
1st	Block B	9,453	878.21	£25 /sq ft
1st	Block A	9,896	919.37	£30 /sq ft

TERMS

Available on new lease terms.

LEGAL COSTS

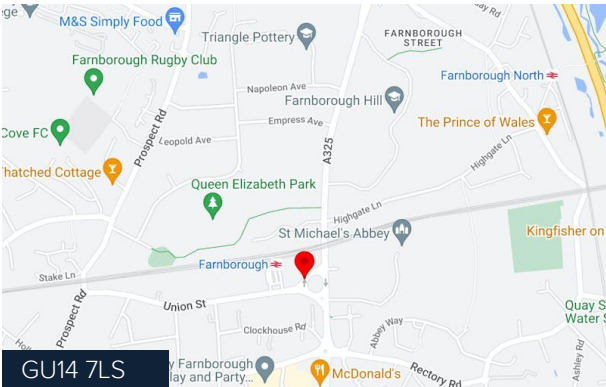
Each party to meet its own legal costs incurred in the transaction.

VIEWINGS / ENQUIRIES

All inspections and enquiries to be organised through our office.

VIDEO

- Virtual Tour - <https://my.matterport.com/show/?m=NcCYCuME5HR>
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Viewing & Further Information

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