

Office

TO LET



CURCHOD&CO



## 6 The Enterprise Centre

Coxbridge Business Park, Farnham, GU10 5EH

High quality air conditioned  
office suite

300 sq ft  
(27.87 sq m)

- 2 allocated car spaces
- 24 hour remote CCTV security
- Shared use of refreshment/meeting area
- Thriving business centre
- Rent inclusive of service charge

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Chartered surveyors, land property & construction consultants

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## Summary

Available Size	300 sq ft
Rent	£9,000 per annum
Rates Payable	£1,546.90 per annum This property may benefit from 100% rate relief.
Rateable Value	£3,100
BER Rating	Upon enquiry

## Description

The Enterprise Centre at Coxbridge Business Park has been designed to cater for a variety of modern businesses including traditional office occupiers, light production/storage and hi tech users as well as those companies or individuals seeking a general mix of business space.

The Enterprise Centre offers both maximum flexibility for its users and provides a high quality environment on flexible terms with minimal setting up costs. Unit 6 is open plan and located on the ground floor.

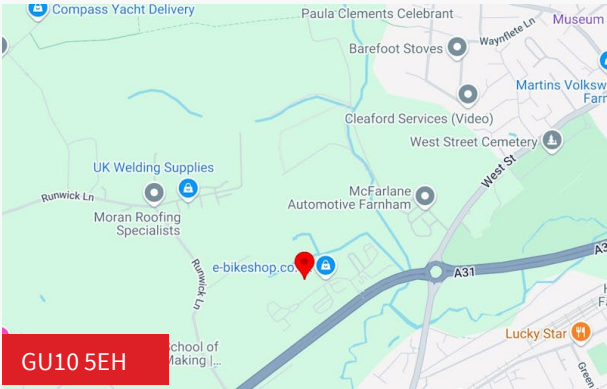
## Location

The Enterprise Centre is located on Coxbridge Business Park which is in turn situated adjoining the A31 on the western edge of Farnham and is ideally located for both access to the town centre and the surrounding road networks.

The Enterprise Centre has direct access from the A31 Farnham/Winchester trunk road. To the south west the A31 links with the M27. To the north east the A31 links with the A331 providing fast access to the M3 (Junction 4) and the A3 at Guildford which links with the M25 (Junction 10).

## Terms

The rent is inclusive of all property related outgoings except business rates, telecoms, small power and VAT.



## Viewing & Further Information

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