



## 1 The Enterprise Centre

Coxbridge Business Park, Farnham, GU10 5EH

### Office & Storage Unit In Established Business Centre

960 sq ft  
(89.19 sq m)

- Loading door 2.8m x 3.0m
- Internal kitchenette
- Excellent location adjacent the A31
- 24 hour remote CCTV security
- Toilet/shower facilities
- Break out areas and shared meeting room

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## Summary

|                |                     |
|----------------|---------------------|
| Available Size | 960 sq ft           |
| Rent           | £21,600 per annum   |
| Rates Payable  | £8,233.50 per annum |
| Rateable Value | £16,500             |
| Service Charge | Upon Enquiry        |
| EPC Rating     | C (63)              |

## Description

The available space comprises of an open plan production/storage unit on the ground floor. The space is accessed by way of an electric loading door 2.8m wide by 3m high. Internally the unit benefits from a kitchenette, and shared WC facilities can be accessed in the communal areas of the building.

## 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

A new lease is available for a term to be agreed.

The rent is inclusive of service charge and building insurance, but exclusive of utilities, business rates and VAT (which will be charged).

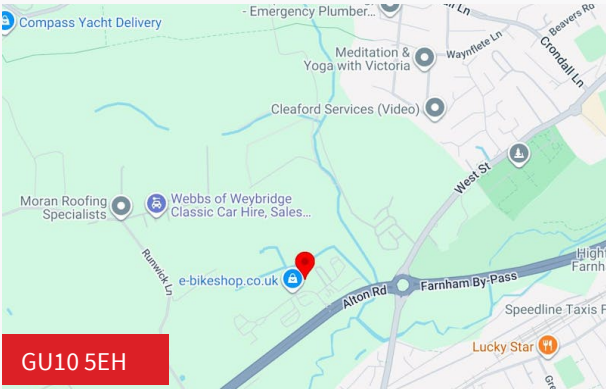
## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

Alex Blown  
07570 682196 | 07570 682196  
ablown@curchodandco.com

Jack Burghart  
01252 710822 | 07770 477386  
jburghart@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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