



13 The Enterprise Centre, Coxbridge Business Park

Farnham, GU10 5EH

**High quality air conditioned
office**

1,000 sq ft
(92.90 sq m)

- Excellent location adjacent to the A31 and a short walk to the town centre
- Air conditioned
- Teapoint within suite
- 4 allocated car spaces
- Toilet/shower facilities
- Shared meeting room
- 24 hour remote CCTV security

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Summary

Available Size	1,000 sq ft
Rent	£17.50 per sq ft
Rates Payable	£6,505 per annum The unit should qualify for small business rates relief. Further details from Waverley Borough Council.
Rateable Value	£13,250
Service Charge	£5,000 per annum
Estate Charge	N/A
EPC Rating	C (63)

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).

Description

The available accommodation comprises of a first-floor office suite, benefitting from air conditioning throughout, perimeter trunking providing power and data, internal tea point, intercom system and intruder alarm. There are communal toilets on each floor, along with a shower on the first floor. There is also a shared meeting room available for all tenants on the first floor.

Terms

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

The rent is exclusive of business rates, building insurance, utilities, service charge and VAT (if applicable).



Viewing & Further Information

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