

FLEXIBLE INCLUSIVE RENTAL TERMS



Suite B, Broadmede House

Farnham Business Park, Farnham, GU9 8QT

**Fully furnished plug & play
offices with generous parking
provision**

1,183 sq ft
(109.90 sq m)

- 6 parking spaces
- Raised floors
- LG7 compliant lighting
- Kitchen
- Air conditioning
- Redecorated
- Glazed meeting room

Summary

Available Size	1,183 sq ft
Rent	Rent on Application
Rates Payable	£11,227 per annum
Rateable Value	£22,500
Service Charge	£6,807 per annum
EPC Rating	Upon Enquiry

Location

Farnham Business Park is conveniently located in an elevated position off the A31 within an attractive and mature landscaped setting, close to Farnham town centre, and within easy access of the A331 Blackwater Valley Route providing a link to the M3 motorway (junction 4) at Farnborough/Camberley. Good road communications also exist to the A3 and M25 via the A31 Hogs Back to Guildford. Heathrow and Gatwick airports are within one hour's drive time.

Farnham rail station is within walking distance and provides a frequent service to London (Waterloo) with an average travel time of approximately 55 minutes. Farnham town centre is also within walking distance and provides a wide range of retail outlets, leisure and community facilities.

Description

Broadmede House is a prestigious office building having been refurbished to an extremely high specification including new VRV air conditioning, LG7 lighting, shower/changing room, full access raised floors etc.

Suite B is located on the first floor and benefits from a glazed meeting room, partitioned kitchen, remote door entry system and network cabling.

Terms

Lease length and break options available to suit an individual occupiers business and future growth plans. One simple, all-inclusive monthly payment to make. Rent is inclusive of rent, service charge, and building insurance.

Legal Costs & VAT

Each party 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

Nick Reeve
01252 710 822
nreeve@curchodandco.com

Alex Blown
01252 710822 | 07570 682196
ablown@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 22/08/2022



