
TO LET

**25 Templer Ave, Farnborough Business Pk
Farnborough GU14 6FE**

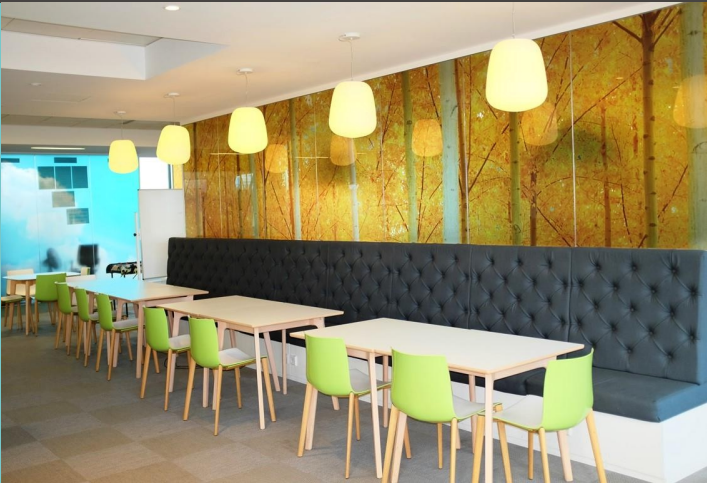
High Quality Fitted Offices

**9,929 - 20,027 Sq Ft
(922.40 - 1,860.51 Sq M)**

DESCRIPTION

The property comprises a three-storey office building linked by an atrium. The property is located approximately 2 miles from the M3 and 0.5 miles from Farnborough Railway Station which provides services to London Waterloo. The available accommodation is the whole 1st floor comprising two wings of fitted space. The car parking ratio is 1:250 sq ft.

- ✓ Modern offices, fitted space
- ✓ Premier, business park location
- ✓ Curtain glazing providing excellent natural light
- ✓ Air conditioning & raised floors
- ✓ 80 car parking spaces



ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor - East Wing	10,098	938
First floor - West Wing	9,929	922
Total	20,027	1,861

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

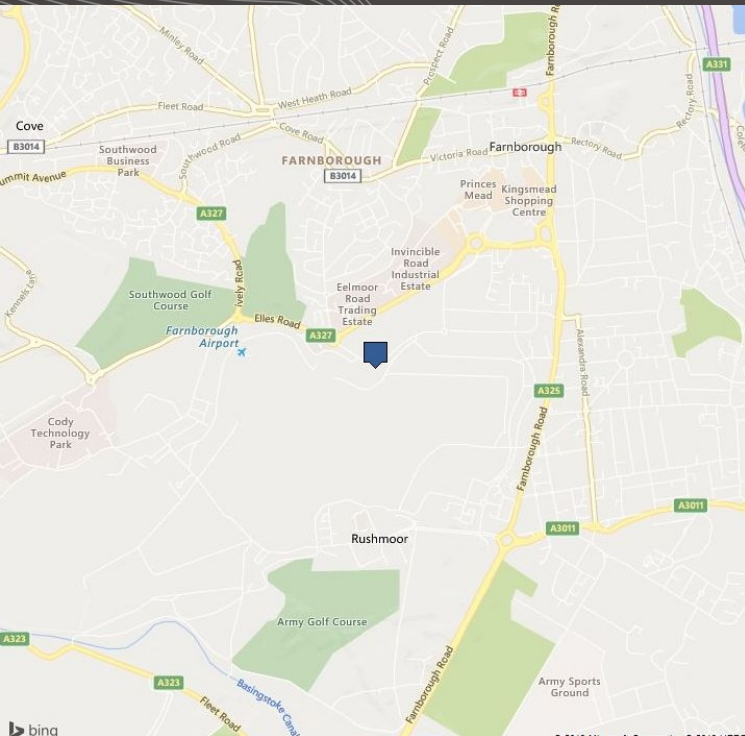
BUSINESS RATES

Rateable Value (2017): £245,000
Business Rates Payable (2019/20) based on multiplier of 50.4p in the £: £123,480

TERMS

Available as a whole or individual wings for a term expiring June 2023. Alternatively, by separate negotiation, a new longer term lease may be available direct from the Landlord.





LOCATION

The property occupies a prominent location on Farnborough Business Park within easy reach on the onsite amenities including Costa Coffee, Aviators cafe, Village Hotel, Village Gym and Busy Bees children's nursery. The building provides sweeping views across Farnborough airport. Farnborough mainline train station is in easy reach via the Farnborough Business Park shuttle bus.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

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