

TO LET

Prime Town Centre Location



Farnborough - Office

8,711 sq ft (809.28 sq m) NIA

1979 • 2019 **40** YEARS

Hartshead House, 61 Victoria Road, Farnborough, GU14 7PA

For viewing and further information contact:



Steve Barrett

01252 816061
07894 899728
steve.barrett@hurstwarne.co.uk



Peter Richards

01483 723344
07803 078011
peter.richards@hurstwarne.co.uk

Key Benefits

- Town Centre Location
- Easy Walking Distance to Farnborough Station
- Self-Contained Building
- 24 On Site Parking Spaces
- Air Conditioning
- Suspended Ceilings with Recessed Lighting



Hartshead House, 61 Victoria Road, Farnborough, GU14 7PA

Description

Hartshead House comprises a three storey purpose built office constructed in the late 1980s.

There is a main reception/entrance which provides access to the 3 floors, each of which offers a mix of open plan and partitioned office accommodation.

Location

Hartshead House is situated in a prominent position on Victoria Road in the centre of Farnborough, adjacent to the town centre with all of its shopping amenities and facilities. The town centre has recently undergone a significant regeneration program.

Farnborough mainline railway station is a short walk away, providing a fast and frequent service to London (Waterloo) and the South Coast.

The property is also situated within 2 miles of Junction 4 of the M3 motorway.

Accommodation

The accommodation comprises the following:-

Name	Sq ft	Sq m
Unit - Reception	186	17.28
Ground	2,660	247.12
1st	2,939	273.04
2nd	2,926	271.83
Total	8,711	809.27

Specification

The building benefits from the following specification:-

- Air conditioning cassettes
- Suspended ceilings with recessed lighting
- Floor and perimeter trunking
- Gas fired radiator heating
- Kitchenette
- Passenger lift
- 24 on site car parking spaces

Viewings

Strictly by appointment via sole agents, Hurst Warne:

Steve Barrett - 01252 816061

Peter Richards - 01483 723344

Terms

A new full repairing and insuring lease is available for a term to be agreed.



Summary

Available Size	8,711 sq ft
Rent	£20.00 per sq ft per annum exclusive
Rates Payable	£5.90 per sq ft
Rateable Value	£102,000
EPC Rating	C (67)

Viewing & Further Information

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