



## Suite 1F

Westmead House, Farnborough, GU14 7LP

### First floor office suite.

1,393 sq ft

(129.41 sq m)

- Rent inclusive of electricity and heating costs
- 6 car parking spaces
- Air conditioning
- LED lighting
- Flexible terms with quick move-in times
- High speed internet available
- Manned reception
- Meeting room hire
- 24-hour access
- Kitchen/WC facilities on all floors

# Suite 1F, Westmead House, Farnborough, GU14 7LP

## Summary

Available Size	1,393 sq ft
Rent	£34,825 per annum Inclusive of heating, electricity, service charge and other amenities
Rates Payable	£9,356.25 per annum
Rateable Value	£18,750
Service Charge	N/A
EPC Rating	Upon Enquiry

## Description

Westmead House provides office space over 6 floors with 143 car parking spaces. Each floor benefits from male, female and disabled toilets, kitchen facilities and are accessible via two lifts from the staffed ground floor reception.

Suite 1F comprises an office located on the 1st floor. The suite is carpeted throughout and benefits from LED lighting and gas central heating and air-conditioning.

The Landlord has installed dedicated fibre throughout Westmead House meaning suites can be connected to the internet instantly. Prices and further details on request.

## Location

Westmead House is situated on a landmark site at the western gateway to Farnborough town centre, adjacent to the town's main shopping centre and Farnborough airport.

Farnborough mainline railway station, which provides one of the best rail links to London Waterloo in the local area, is only a short walk from Westmead House. Road communications to and from Westmead House are excellent with the A331 (Blackwater Valley route) providing swift access to the M3 (and the national motorway networks) via J4 and the A3 via the A331 dual carriageway.

## Accommodation

Name	sq ft	sq m	Availability
1st	1,393	129.41	Available

## Terms

Available on a 12-month licence, or for larger areas a lease could be granted.

The rent is inclusive of service charge (heating, lighting, rubbish collection, on site management, cleaning of common parts, utilities, manned reception, car parking, landscaping and maintenance, use of toilets, kitchen and breakout areas) but exclusive of business rates, internet & telecoms and VAT.

## Legal Costs

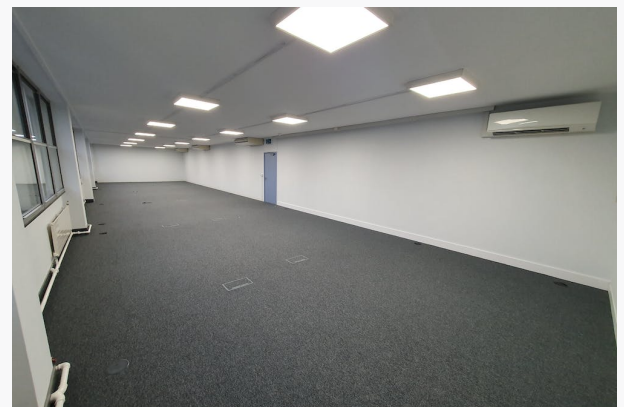
The Landlord will cover the cost of preparing the Licence Agreement which is a simple straightforward document amounting to only a few pages. The agreement can be signed electronically and negates the need for expensive solicitors fees.

## Time Scale

On the basis of the simplicity of the Licence Agreement it is possible for an incoming tenant to have almost immediate possession.

## 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.



## Viewing & Further Information

Matthew Munday

01252 710822

mmunday@curchodandco.com

Alex Blown

01252 710822 | 07570 682196

ablown@curchodandco.com

Josie Reeves

01276 682501 | 07825 182913

jreeves@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)** 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](https://www.rics.org). Generated on 07/02/2024

## Video

➔ Promotional Video - <https://www.youtube.com/watch?v=2QGp4Q5lcV0>



