



## Suite 3B2

Westmead House, Farnborough, GU14 7LP

### Third floor office suite.

976 sq ft

(90.67 sq m)

- Rent inclusive of electricity and heating costs
- 4 car parking spaces
- 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

## Summary

Available Size	976 sq ft
Rent	£24,400 per annum Inclusive of heating, electricity, service charge costs and other amenities
Rates Payable	£5,329.50 per annum The suite should qualify for 100% rates relief
Rateable Value	£10,500
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 3B2 comprises an office located on the 3rd floor. The suite is carpeted throughout and benefits from LED lighting and gas central heating.

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
3rd - 3B2	976	90.67	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

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## Video

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



