



Suite 5A, Westmead House

Farnborough, GU14 7LP

Fifth floor office suite

4,047 sq ft

(375.98 sq m)

- Due to be refurbished
- Rent inclusive of electricity, heating, building insurance and other costs
- 16 parking spaces
- Dedicated kitchen
- Air conditioning & LED lighting
- High speed internet available
- Manned reception
- Meeting room hire
- 24-hour access

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Summary

Available Size	4,047 sq ft
Rent	Information on application - Inclusive of heating, electricity, service charge and other amenities
Rates Payable	£28,416 per annum
Rateable Value	£55,500
Service Charge	N/A
EPC Rating	D

Description

Suite 5A comprises an open plan office located on the 5th floor which is due to be refurbished. The suite is carpeted throughout and benefits from suspended ceilings with LED lighting, gas central heating and air-conditioning. The suite also benefits from its own dedicated kitchen and a secure door entry system. The office is accessible via two lifts from the staffed ground floor reception.

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
5th - Office	4,047	375.98
Total	4,047	375.98

Terms

The suite will be available from October 2024. 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.

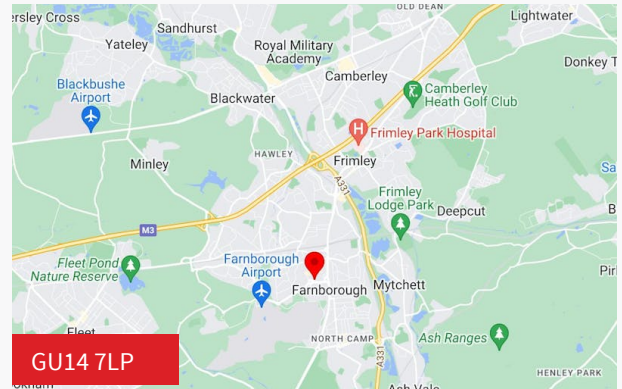
The suite is available on the basis of a new Lease for a term to be agreed. Alternatively a Licence could be granted.

Legal Costs

Each party will be responsible for the payment of their own legal fees incurred in the letting.

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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