



Spectrum Point

279 Farnborough Road, Farnborough, GU14 7LS

Spectrum Point is a landmark town centre building providing fully refurbished Grade A office space

9,453 to 19,350 sq ft
(878.21 to 1,797.67 sq m)

- Grade A office building in Farnborough town centre
- Short walk to town centre amenities
- Immediately adjacent Farnborough mainline station
- Excellent car parking provision 1:267 sq.ft.
- Impressive internal facilities
- Showers
- Bicycle racking & servicing bench

Summary

Available Size	9,453 to 19,350 sq ft
Rent	£25.00 per sq ft
Rates Payable	£11.89 per sq ft
Service Charge	£9.08 per sq ft
EPC Rating	B (37)

Description

Spectrum Point is a landmark office building, with an impressive full height glazed atrium reception area, secure underground car parking, shower facilities and bike racks.

The available suites are located on the first and second floor of Block A and B respectively, and benefit from air conditioning, private WCs, internal kitchen and break out area, raised floors, suspended ceiling and LED lighting. The suites benefit from an excellent car parking ratio of 1:267 sq ft, located at the front of the building and in the secure basement car park. The suites will both undergo a full programme of refurbishment.

Location

Spectrum Point occupies a prominent position immediately adjacent to Farnborough mainline railway station (London Waterloo approximately 30 minutes). The building is also within walking distance of Farnborough North railway station (Reading/Guildford/Gatwick Airport) and to the town centre with its range of retail, supermarket and restaurants.

The property benefits from easy access to the M3 at Junction 3 which is approximately 1.5 miles away, approximately 5 miles from the A31 via the A331.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd - Block A	9,897	919.46
1st - Block B	9,453	878.21
Total	19,350	1,797.67

Terms

A new lease is available directly from the landlord for a term to be agreed. Rent is quoted exclusive of service charge, business rates, utilities and VAT.

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.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Nick Reeve
01252 710 822
nreeve@curchodandco.com

Alex Blown
01252 710822 | 07570 682196
ablown@curchodandco.com

Josie Reeves
01276 682501 | 07825 182913
jreeves@curchodandco.com

More properties @ 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. Generated on 17/04/2024



