



Headway House

Crosby Way, Farnham, GU9 7XG

Prime self-contained office building within walking distance of Farnham town centre

7,414 to 20,112 sq ft
(688.78 to 1,868.47 sq m)

- 119 car spaces (1 space per 169 sq.ft)
- Mix of open plan/cellular office space
- Opportunity to make use of existing fitout
- Air conditioning
- Ancillary storage with 3.5m loading door
- Self contained landscaped/fenced site
- Large kitchen/break out area on ground floor
- Electric loading door

Headway House, Crosby Way, Farnham, GU9 7XG

Summary

Available Size	7,414 to 20,112 sq ft
Rent	Rent on Application
Rates Payable	£204,800 per annum
Rateable Value	£400,000
Service Charge	N/A
Estate Charge	N/A
EPC Rating	C (71)

Description

Headway House comprises of a two story property on a self contained, fenced and secure site with excellent parking and attractive landscaping.

Internally the building currently provides a range of open plan and cellular office accommodation. The building is versatile and could be adapted to a range of uses including laboratory, medical, healthcare or mixed use with office space and warehousing.

The building is currently occupied on a lease expiring November 2022 however the tenant has indicated that they may be able to vacate earlier.

Location

Headway House is situated next door to the Millennium Centre office park close to the junction of West Street and Crosby Way. The town centre facilities and mainline railway station are all within a short walk.

Farnham itself is an historic former market town situated on the Surrey/Hampshire border within close proximity to the major centres of Guildford, Farnborough, Fleet, Camberley and Aldershot.

Road communications are excellent with the Blackwater Valley route (A331) being easily accessible from the A31 and linking with Junction 4 of the M3 at Frimley. Farnham is also served by a mainline railway station with a direct line to London Waterloo (55 minutes).

Accommodation

The accommodation comprises of the following measured on a net internal basis:-

Name	sq ft	sq m
Ground - Reception	730	67.82
Ground - Office	11,968	1,111.86
1st - Office	7,414	688.78
Total	20,112	1,868.46

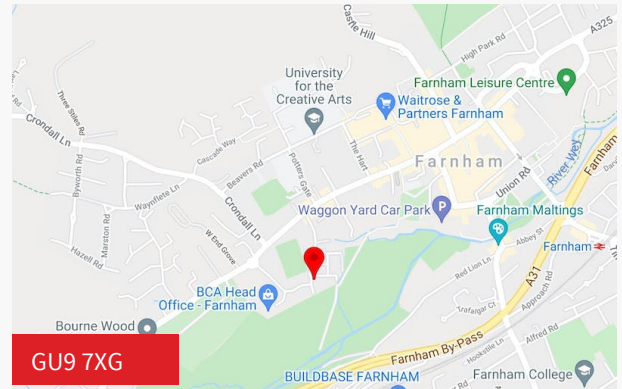
Letting Options

The landlord is flexible in their approach to the letting of this property and subject to satisfactory terms being agreed the following options are available:-

1. A letting of the whole to a single occupier.
2. A letting of each floor separately with shared reception.

Further details on request.

Video Tour



Viewing & Further Information

Nick Reeve
01252 710 822
nreeve@curchodandco.com

Matthew Munday
01252 710822
mmunday@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 19/06/2023

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.

