

# Headway House



**PRIME SELF-CONTAINED OFFICE BUILDING**

**TO LET** FROM 7,414 – 20,112 SQ. FT

**HEADWAY HOUSE,  
CROSBY WAY, FARNHAM,  
SURREY GU9 7XG**



**AVAILABLE LATE 2022**

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## DESCRIPTION

Headway House comprises of a two storey 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. Further details on request.

## SPECIFICATION

- Air conditioning
- 119 Car parking spaces (1:169 Sq ft)
- Entrance reception
- Passenger Lift
- Excellent natural light
- Energy Performance Certificate to be assessed
- Walking distance to Farnham town centre and mainline railway station
- Male / female / disabled WC's, shower and kitchen facilities
- Self-contained landscaped/fenced secure site
- Electric loading door



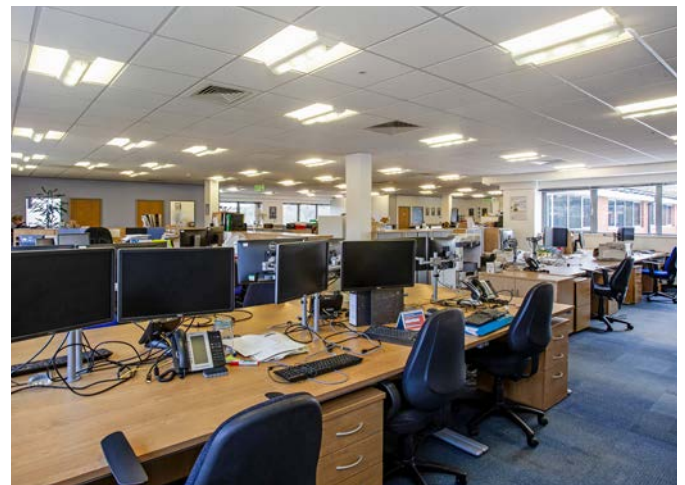
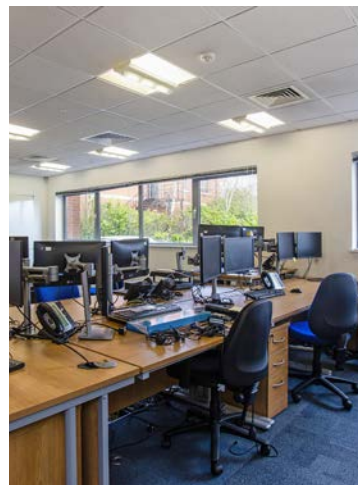
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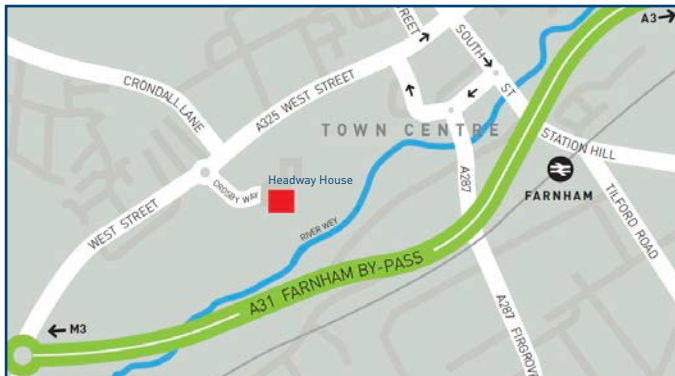
## ACCOMMODATION

	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	1,868.47

Measured on a net internal basis in accordance with the RIC's Code of Measuring Practice 6th edition (2018)



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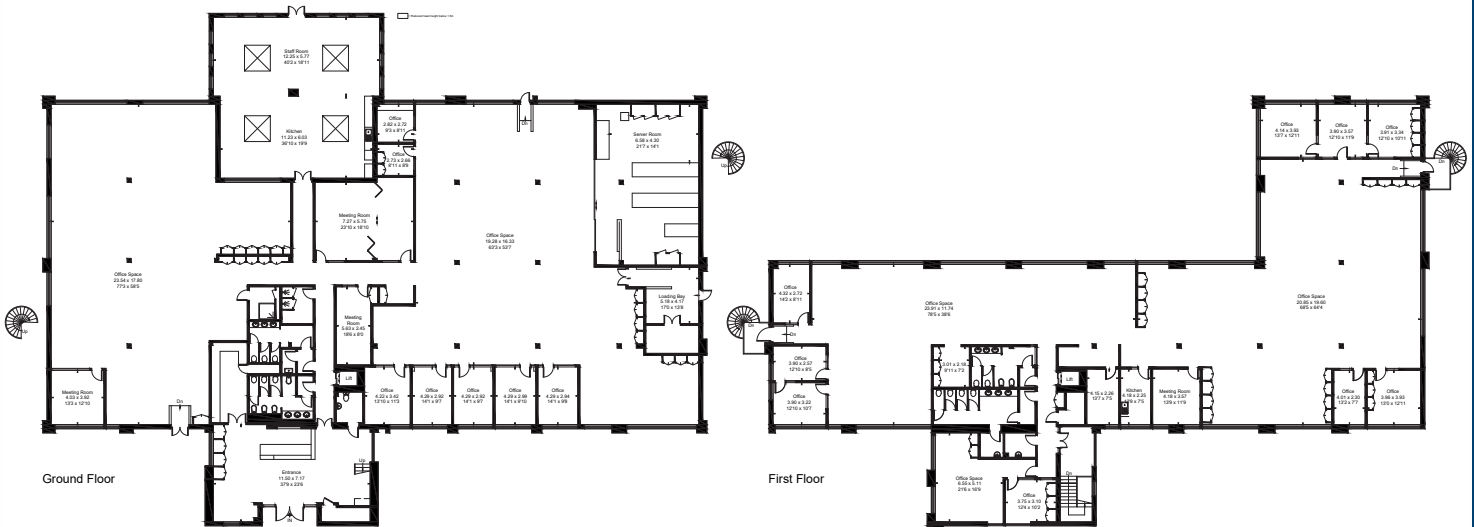
## LOCATION

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).

## FLOORPLAN



## VIDEO TOUR

<https://my.matterport.com/show/?m=796oZYRzbqZ>

## TERMS

A new full repairing and insuring lease is available for a term to be agreed. Rent on application.

The landlord is flexible in their approach to the letting of this property and subject to satisfactory terms being agreed the landlord would consider either letting the whole to a single occupier or a letting of each floor separately with a shared reception.

Viewings & Further Information:

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