



6 Farnborough Business Centre

Eelmore Road, Farnborough, GU14 7XA

Hi Tech Business Unit

2,654 sq ft

(246.56 sq m)

- 9 Parking Spaces
- Gas Central Heating
- 2x WC's
- Smart open plan offices (first floor)
- Storage and reception (ground floor)
- Secure estate

Summary

Available Size	2,654 sq ft
Rent	£47,800 per annum
Rates Payable	£17,839.25 per annum
Rateable Value	£35,750
EPC Rating	Upon Enquiry

Description

Farnborough Business Centre is a development of 16 hi-tech business units set within a landscaped courtyard. The buildings vary in size, and comprise open plan office accommodation at first floor level, with light industrial/warehouse space to the ground floor.

The ground floor is accessed through a rear courtyard/loading area with a roller shutter door, and personnel access may also be gained through the main reception to the front of the building, where there are also WC's. There are modern open plan offices to the first floor benefitting from LED lighting, perimeter trunking and a kitchenette.

Location

Farnborough is an established commercial centre at the heart of the Blackwater Valley conurbation, within close proximity to the neighbouring towns of Camberley, Farnham, Aldershot and Fleet.

The M3 motorway Junction 4A is within just a few minutes drive, and provides swift and easy access to London, the M25 motorway, the South Coast and both Heathrow and Gatwick Airports. Farnborough benefits from a mainline railway station with a high speed direct link to London (Waterloo 34 minutes) and an extensively refurbished town centre shopping scheme.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,114	103.49	Available
1st	1,541	143.16	Available

Terms

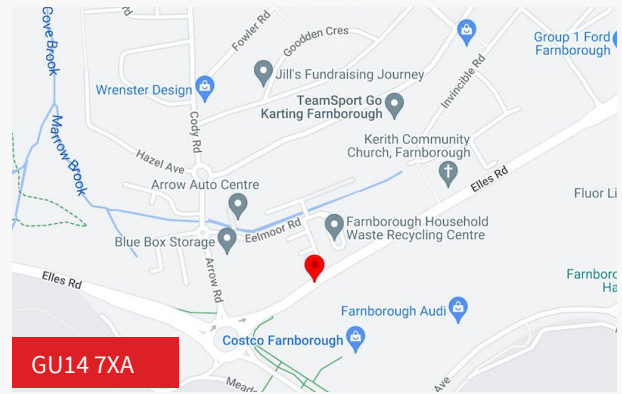
A new full repairing and insuring lease is available for a term to be agreed. The rent is exclusive of business rates, utilities, building insurance, service charge and VAT.

Legal Costs

Each side to 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

Alex Blown

01252 710822 | 07570 682196

ablown@curchodandco.com

More properties @ [curchodandco.com](https://www.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 21/08/2023

