# Office, Serviced Office

TO LET

CURCHOD&CO

## Westmead House

Farnborough, GU14 7LP

## Town centre office suites available on flexible terms

200 to 3,000 sq ft

(18.58 to 278.71 sq m)

- Ideal for small / startup businesses
- Incentives available - Information on request
- Rent Inclusive of electricity and heating costs
- Generous parking provision
- High speed internet available
- Manned reception
- Meeting room hire
- 24-hour access
- Kitchen/WC facilities on all floors

# Westmead House, Farnborough, GU14 7LP

## Summary

| | |
|---|---|
| Available Size | 200 to 3,000 sq ft |
| Rent | Rent on application |
| Business Rates | N/A |
| Service Charge | N/A |
| EPC Rating | D |

## Description

Westmead House offers office space across six floors, with a total of 143 parking spaces. Each floor is equipped with male, female, and accessible toilets, as well as kitchen facilities. The offices are easily accessible via two lifts from the staffed ground floor reception. Dedicated parking is provided at a ratio of 1 space per 250 sq ft.

The Landlord has installed dedicated fibre throughout Westmead House, allowing suites to be connected to the internet instantly. Pricing and further details are available upon 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.

## Terms

Available on a 12-month licence, or for larger areas a lease could be granted.

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.

## Legal Costs

The Landlord will cover the cost of preparing the Licence Agreement which is a simple straightforward document amounting to only a few pages. The agreement can be signed electronically and negates the need for expensive solicitors fees.

## Time Scale

On the basis of the simplicity of the Licence Agreement it is possible for an incoming tenant to have almost immediate possession.

## 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.

## Video

- Promotional Video - https://www.youtube.com/watch?v=2QGp4Q5lcV0

## Viewing & Further Information


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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**
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HOUSE

Westmead
RECEPTION

Westmead
HOUSE

Westmead
HOUSE