Office
TO LET

CURCHOD&CO



19 The Enterprise Centre, Coxbridge Business Park

Farnham, GU10 5EH

High quality air conditioned office

1,000 sq ft

(92.90 sq m)

- 4 parking spaces
- Air conditioning
- Excellent location adjacent to the A31
- 24 hour remote CCTV security
- Toilet/shower facilities
- Break out areas and shared meeting room
- Kitchenette
- LED lighting

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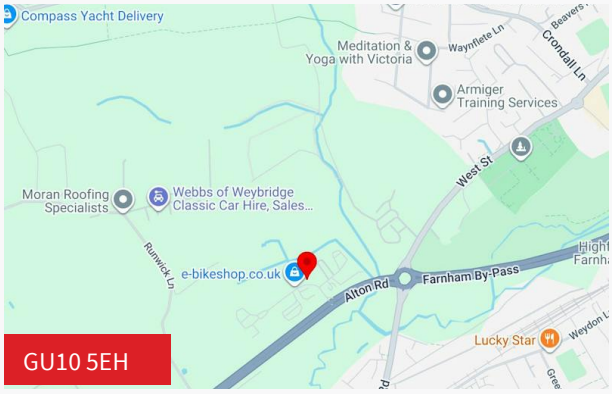
Summary

Available Size	1,000 sq ft
Rent	£18,000 per annum
Rates Payable	£8,950.50 per annum In line with the 2026/27 multiplier and additional 1p surcharge
Rateable Value	£20,250
Service Charge	A service charge will be levied to cover the shared running costs of the building, i.e. common part repairs and cleaning, fire safety, compliance, gritting, grounds maintenance, security, common part utilities, rubbish collection and management of the building. Further details on application.
EPC Rating	C (64)







Description

The available accommodation comprises a first floor office suite, fitted with air conditioning, perimeter trunking for power and data, an internal kitchenette, intercom system, intruder alarm, and a separate office/storage room.

Communal WC's are located on each floor, with a shower available on the first floor. A shared meeting room is also provided for tenants on the first floor.

Location

The Enterprise Centre is located on Coxbridge Business Park which is in turn situated adjoining the A31 on the western edge of Farnham and is ideally located for both access to the town centre and the surrounding road networks.

The Enterprise Centre has direct access from the A31 Farnham/Winchester trunk road. To the south west the A31 links with the M27. To the north east the A31 links with the A331 providing fast access to the M3 (junction 4) and the A3 at Guildford which links with the M25 (Junction 10).

Terms

A new lease is available for a term to be agreed.

The rent is quoted exclusive of service charge, building insurance, utilities, business rates and VAT. Further details on application.

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 side 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

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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 02/11/2026









