Office

TO LET

CURCHOD&CO

7 The Enterprise Centre

Coxbridge Business Park, Farnham, GU10 5EH

High quality ground floor office

398 sq ft

(36.98 sq m)

- 2 parking spaces
- Direct access to car park
- Air conditioning
- LED lighting
- Break out areas and bookable meeting room
- Kitchenette
- Toilet/shower facilities
- 24 hour remote CCTV security

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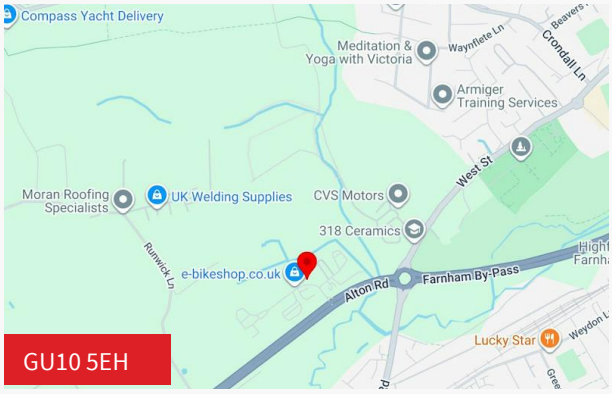
Summary

Available Size	398 sq ft
Rent	£12,000 per annum
Rates Payable	£2,740.40 per annum This property may benefit from 100% rate relief.
Rateable Value	£6,200
EPC Rating	C (64)



Description

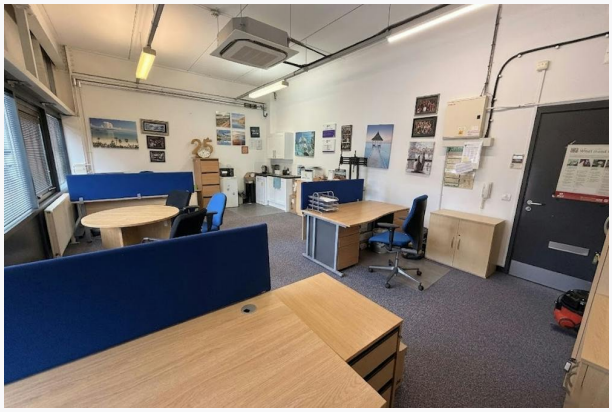
The available accommodation comprises a ground floor office suite, benefitting with air conditioning, direct access onto the car park, LED lighting, intercom system, intruder alarm, and carpeted floors.

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

The rent is inclusive of all property related outgoings except business rates, telecoms, small power and VAT.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co and TLRE undertake ID checks for all successful tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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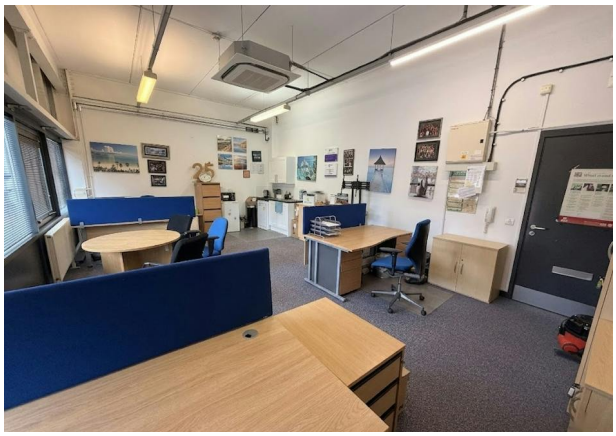
More properties @ curchodandco.com

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 19/10/2026