Industrial / Warehouse

TO LET

CURCHOD&CO

Farnborough Business Centre

Eelmore Road, Farnnborough, GU14 7XA

Hi-Tech Business Units

1,214 to 2,654 sq ft

(112.78 to 246.56 sq m)

- Ground Floor Storage with First Floor Offices
- Ground Floor Heights of 3.64m
- Loading door 2.8m wide x 2.9m high
- On site parking
- Refurbished, good quality units

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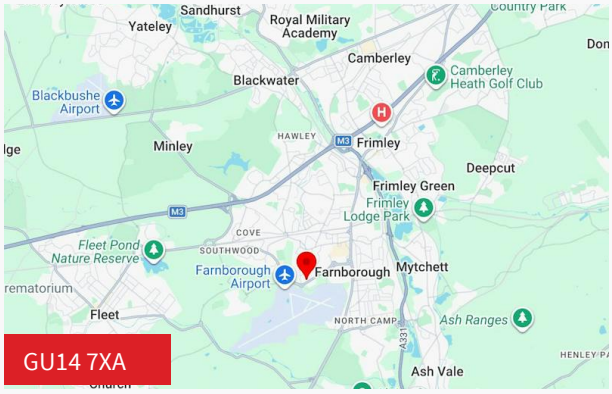
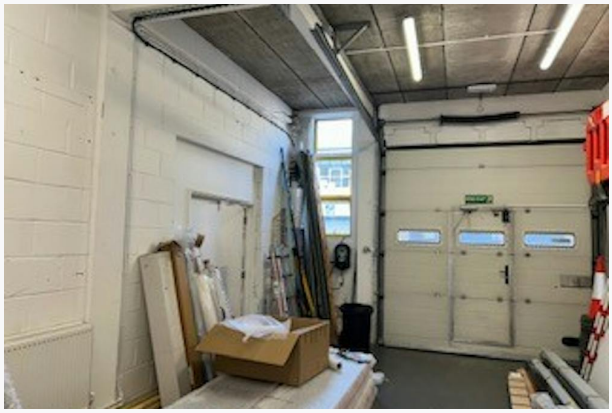
Summary

Available Size	1,214 to 2,654 sq ft
Rent	Rent on application
Business Rates	TBC
Service Charge	£1.99 per sq ft approx
EPC Rating	Upon enquiry





Description

Farnborough Business Centre is a development of 16 hi-tech business units set within a landscaped courtyard. There are a variety of units coming to the market on the estate, ranging in size from 1,214 sq ft to 2,654 sq ft. Each unit will be refurbished and will benefit from LED lighting thoughout and AC to the offices. The ground floor for each of the available units is accessed through a courtyard/loading area with a roller shutter door, with personnel access gained through the main reception to the front of the buildings. Each unit is self contained and provides warehouse space and WC's on the ground floor with offices at first floor level. The units further benefit from 3 phase electric and good natural light to the first floor offices.

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 centre. Farnborough Airport is also on the doorstep.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 8 & 9	2,594	240.99	Available
Unit - 6	2,654	246.56	Available
Unit - 10	1,214	112.78	Available
Unit - 2	1,250	116.13	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.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful 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.

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 07/10/2026

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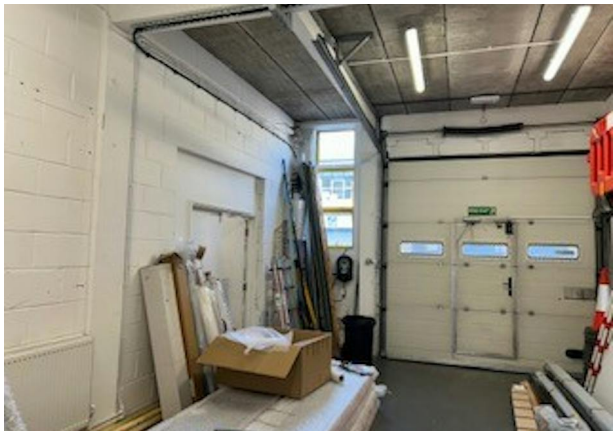

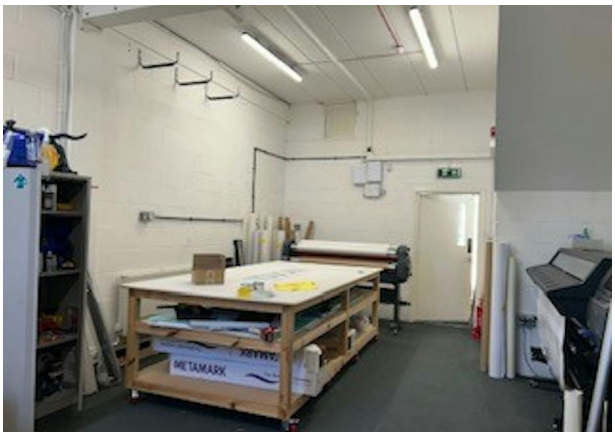
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