Office

TO LET

CURCHOD&CO



17 The Enterprise Centre, Coxbridge Business Park

Farnham, GU10 5EH

High quality air conditioned office

373 sq ft

(34.65 sq m)

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

17 The Enterprise Centre, Coxbridge Business Park, Farnham, GU10 5EH

Summary

Available Size	373 sq ft
Rent	£11,200 per annum
Rates Payable	£3,624.40 per annum From 2026 figures - The unit should qualify for small business rates relief
Rateable Value	£8,200
EPC Rating	C (63)







Description

The available accommodation comprises of a first-floor office suite, benefitting from air conditioning throughout, perimeter trunking providing power and data, internal kitchenette, intercom system and intruder alarm. There are communal toilets on each floor, along with a shower on the first floor. There is also a shared meeting room available for all 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 inclusive of service charge and building insurance, but exclusive of utilities, business rates and VAT (which will be charged).

Viewing & Further Information

Jack Burghart
01252 710822 | 07770 477386
jburghart@curchodandco.com

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 11/08/2026