

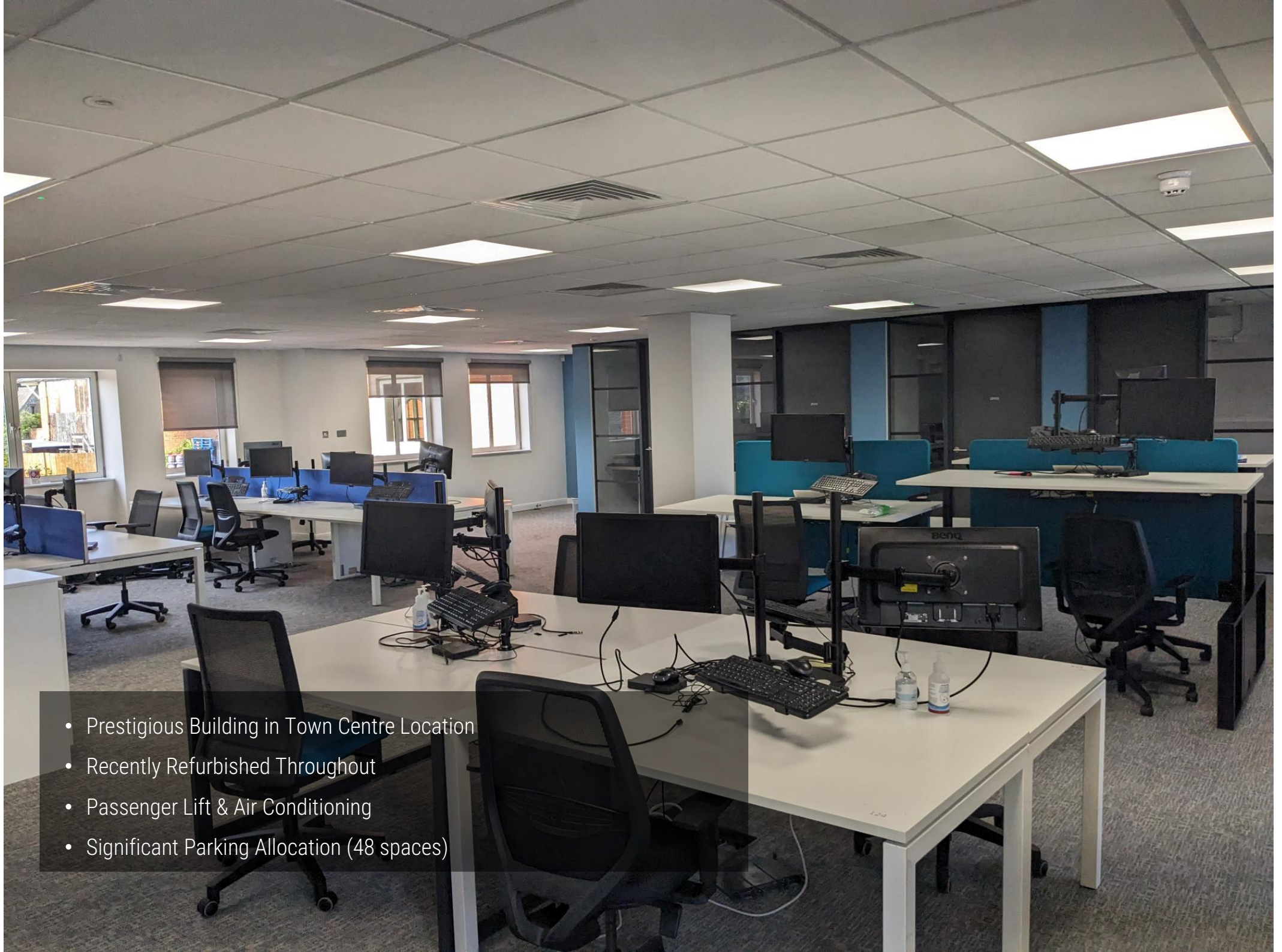


**Owen  
Isherwood**  
CHARTERED SURVEYORS

**TO LET/  
FOR SALE**

**Town Centre Offices**  
3,732 sq.ft – 8,561 sq. ft ( 346.71 sq. m – 795.34 sq. m)

**ESPA House, Millenium Centre, Crosby Way, Farnham, Surrey GU9 7XX**



- Prestigious Building in Town Centre Location
- Recently Refurbished Throughout
- Passenger Lift & Air Conditioning
- Significant Parking Allocation (48 spaces)

## LOCATION

The Millennium Centre is located in a prominent position in Farnham Town Centre at the junction of West Street and Crosby Way; with the various amenities on offer within easy walking distance. Farnham is a historic former market town located on the Surrey and Hampshire border; close to Aldershot, Guildford, Farnborough, Fleet and Camberley. The property benefits from excellent transport links with the A331, A31 and Junction 4 of the M3 all within close vicinity. Farnham is also served by a mainline railway station with direct links to London Waterloo.

## DESCRIPTION

ESPA House is a prominent self-contained modern office building forming part of the prestigious Millennium Centre development. Internally the fit out is to a high standard and includes smart reception on the ground floor, undercroft parking and then a mix of high quality meeting room space, open plan office space and kitchen/breakout space which is capable of being sub-divided internally via the main core stairwell.

## ACCOMMODATION

The approximate net internal areas are as follows:

AVAILABLE	SQ FT	SQ M
Reception	630	58.53
Ground Floor	4,003	371.89
First Floor	3,732	346.71
Second Floor	196	18.21
<b>Total</b>	<b>8,561</b>	<b>795.34</b>

## TERMS

A new lease with terms to be agreed.

## RENT & PRICE

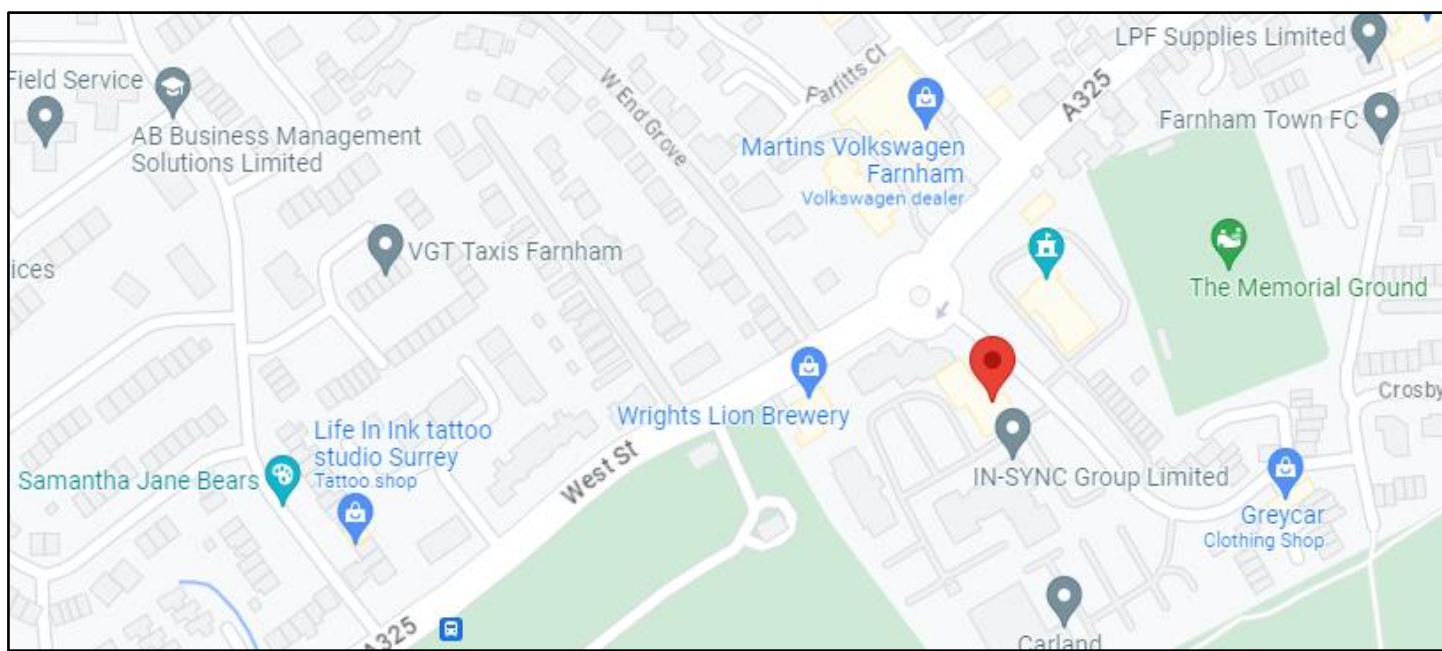
£23.50 per sq. ft / £2.2 m + VAT

## EPC

D- 79

## LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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