



B4

FOR SALE

Office Development
2,169 sq. ft / 201.51 sq.m

B4 Endeavour Place, Coxbridge Business Park, Farnham GU10 5EH

Owen Isherwood
CHARTERED SURVEYORS

LOCATION

Endeavour place is an office development located within the Coxbridge Business Park just off the A31 to the west of Farnham town centre. The A31 provides fast access westwards to Winchester, the M3 and M27 whilst to the east, access to the A331 dual carriageway linking to Aldershot, Farnborough and Camberley and the M3 J4, and onwards to the M25 J12. It also provides access to Guildford and onwards access via A3 to M25 J10. Both motorways in turn provide good access to Heathrow and Gatwick airports. The nearby Farnham railway station gives a fastest journey time to London Waterloo of 52 minutes.

DESCRIPTION

B4 Endeavour Place is an end of terrace 2 storey office building sitting opposite the main entrance to the development. The first floor is largely open plan with the ground floor giving further offices, a meeting room and open kitchen. Air conditioning is provided to both floors. The building benefits from 9 car parking spaces.

ACCOMMODATION

	Sq. Ft	Sq. M
Ground Floor	1,063	98.76
First Floor	1,106	102.75
Total	2,169	201.51

TERM

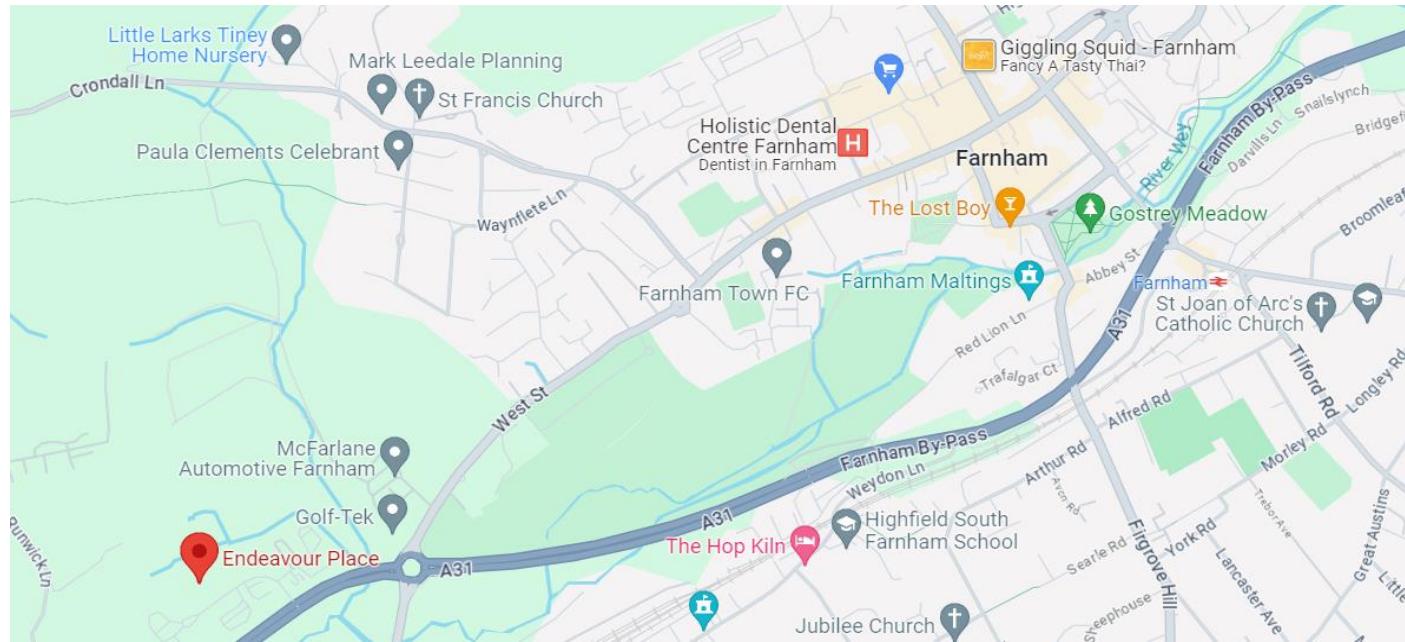
The property is to be sold on a freehold basis with a share in the freehold common parts of Endeavour Place at a price of £565,000 plus VAT if applicable.

RATES

The building has a current Rateable Value, including 9 car parking spaces of £36,000 resulting in rates payable in the order of £17,964 for the year '24/'25.

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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