

AiRSpace

FARNBOROUGH

Suites from 1,300 – 7,000 sq ft (120.7 to 650 sq m).

*4,000 sq ft let to a
financial services company*

**Suites from
500 to 3,000 sq ft
available!**



Aim High

Reach for the sky with comfort cooled penthouse office space with inspiring views and competitive terms.

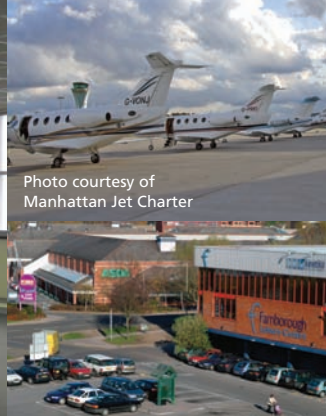
Westmead
HOUSE

Landmark office solutions in a managed building close to Farnborough Airport and the town centre



AiRSpace will offer your business these superb features:

- Comfort cooled
- Secure access to main building
- Prestigious entrance and reception
- Allocated car parking
- Adjacent to public car parks
- Raised access floors
- Fully carpeted
- Window blinds
- Provision for disabled access
- 2 lifts
- Suspended ceiling and recessed lighting



A top floor office for a top flight business

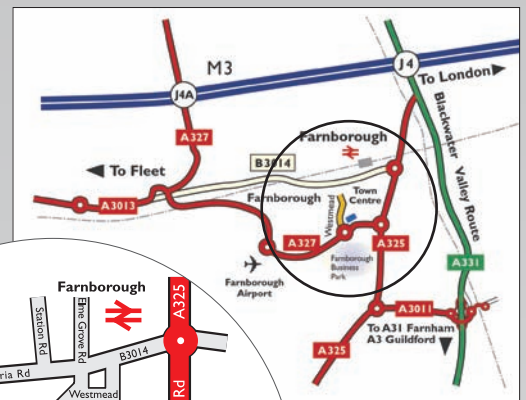
Westmead House is situated on a landmark site at the western gateway to Farnborough town centre, adjacent to the town's main shopping centre, recreation/leisure facilities and Farnborough business airport.

Farnborough mainline railway station, which provides one of the best rail links to London Waterloo in the local area, is only a short walk from Westmead House. Road communications to and from Westmead House are excellent with the A331 (Blackwater Valley route) providing swift access to the M3 (and the national motorway networks) via J4 and the A3 via the A331 dual carriageway.

Description

Westmead House consists of a six storey building which has undergone major refurbishment by the landlord Wilky Property Holdings plc. It totals circa 42,000 sq ft (3,900 sq m) of office space with 180 car parking spaces. The top floor is now available offering from 1,300 to 7,000 sq ft (120.7 to 650 sq m). The floor benefits from male and female toilets and is accessed via two lifts from the impressive fully staffed ground floor reception. Car parking ratio 1:250 sq ft.

Westmead House – one step from the town centre, one step from the airport



Viewing

Please call Steve Barrett of agents Hurst Warne on **01252 816061** or Nick Reeve of Wadham and Isherwood on **01252 710822** for more details and to arrange an appointment to view.

Terms

Available on a flexible leasing arrangement on an inclusive* rental basis.

Legal Costs

A standard Westmead House Lease is available for signing therefore no legal fees will be incurred unless a tenant requires changes to the standard lease. Any changes will incur a £500 + VAT minimum fee payable to the landlord, plus additional costs incurred based on landlord's solicitor's hourly rate.

* Inclusive of insurance and landlords costs such as heat, light, M&E maintenance, water and gas charges, cleaning of the common parts (reception, toilets, stairs, lifts, fire escapes, and external window cleaning), repair and maintenance of the common and external parts and landscaping.

Misrepresentation Act

The agents for themselves and for vendors or lessors of this property whose agents they give notice that (1) the particulars set out as a general outline only for the guidance of intended purchasers or lessors, do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property

Westmead House owned and managed by

WILKY

PROPERTY HOLDINGS PLC



Westmead
HOUSE
FARNBOROUGH

Energy Performance Certificate

Non-Domestic Building



Westmead House
Westmead
GU14 7LP

Certificate Reference Number:
0470-0538-2780-7900-0096

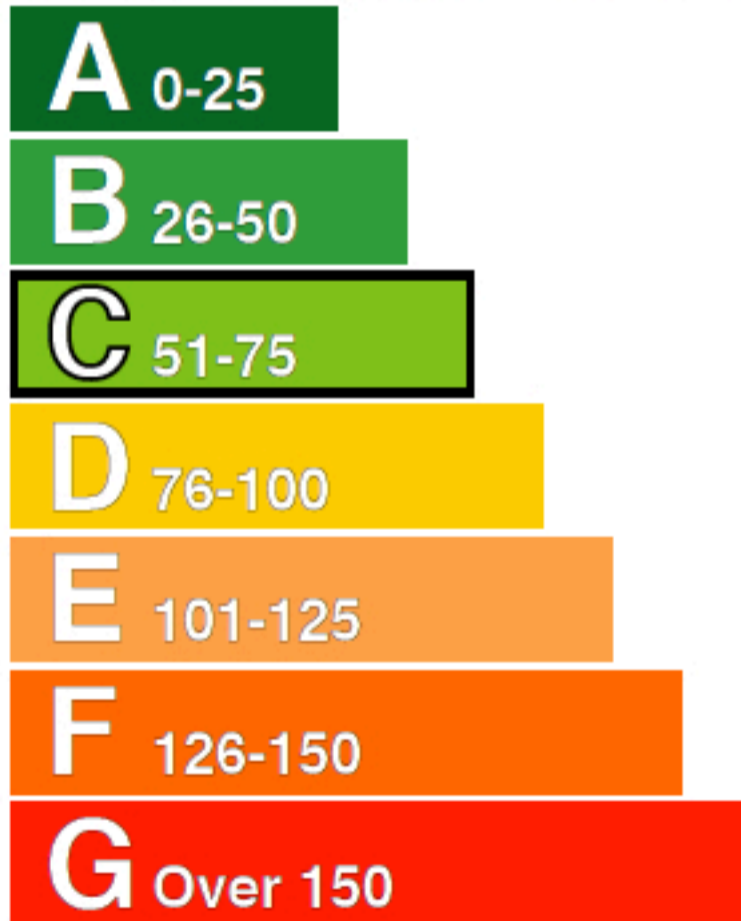
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 75 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 5292
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built
63 If typical of the existing stock