

FLEXiSpace

FARNBOROUGH

Your space, your style. You choose the room – and how to use it.

1 MONTH
FREE!

when you sign for
12 months

Affordable

Individual unfurnished offices, so you can create your ideal working environment.

Simple easy in, easy out, licences from 6 to 12 months let you flex the space according to your business needs.



Westmead
HOUSE

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



FLEXiSpace will offer your business these superb features:

- Secure access to main building
- Prestigious entrance and reception
- Allocated car parking
- Adjacent to public car parks
- Raised access floors
- Fully carpeted
- Kitchen areas
- Window blinds
- Provision for disabled access
- 2 lifts



Photo courtesy of Manhattan Jet Charter

Flexible office space... flexible terms

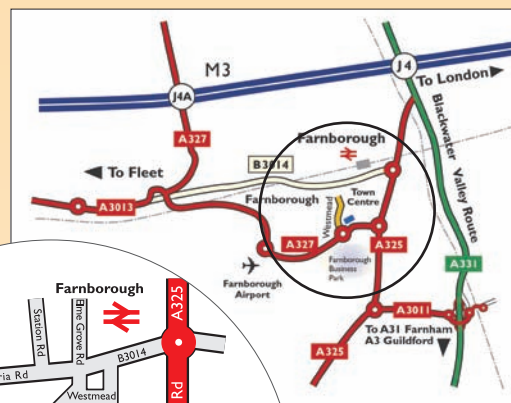
Westmead House is situated on a landmark site at the western gateway to Farnborough town centre, adjacent to the town's main shopping centre, recreation/ leisure facilities and Farnborough business airport.

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 of office space with 180 car parking spaces. Modular offices on the 2nd, 3rd and 4th floors are suitable for solo entrepreneurs, small groups or larger teams. They benefit from male, female and disabled toilets, kitchen facilities and are 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 David Nuti of Westmead House Ltd on **01483 230319** or email davidnuti@parallel-business.co.uk for more details or an appointment to view.

Terms

Available on a two page, plain English licence on an inclusive* rental basis or on a standard lease for larger areas.

* Inclusive of insurance and landlords costs such as heat, light, M&E maintenance, water, electricity 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

Hurst Warne for themselves and for vendors or lessors of this property whose agents they are 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 Messrs Hurst Warne has any authority to make or give any representation or warranty whatever in relation to this property

Westmead
HOUSE
FARNBOROUGH

Westmead House
owned and managed by

WILKY

PROPERTY HOLDINGS PLC

Hurst Warne
01252 816061
www.hurstwarne.co.uk

Energy Performance Certificate

Non-Domestic Building



Westmead House
Westmead
GU14 7LP

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

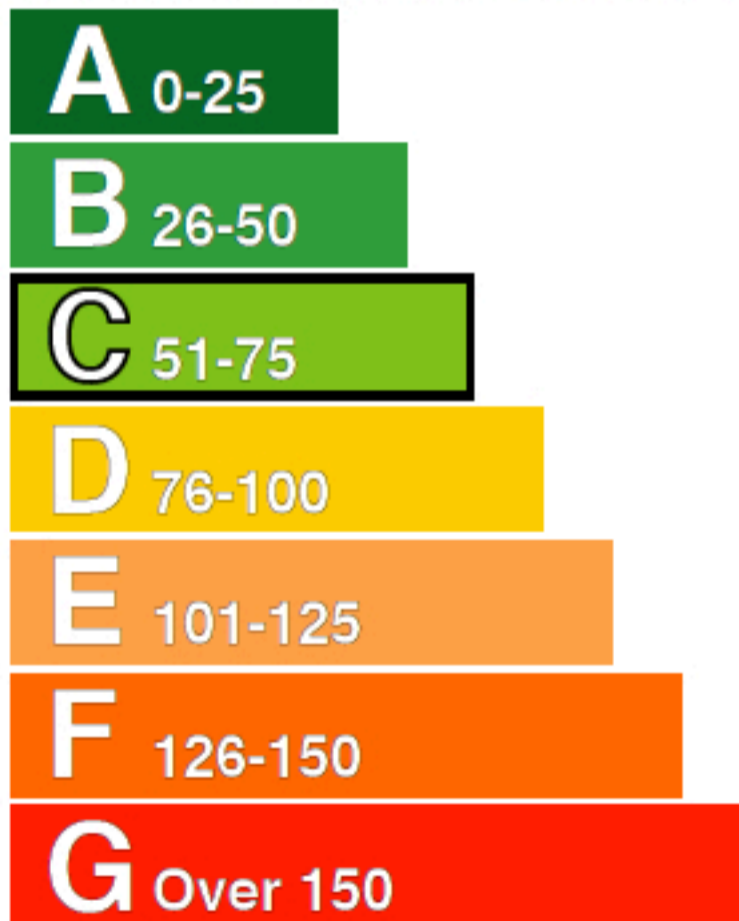
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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