

FARNHAM  
BUSINESS PARK

# BROADMEDE

High Quality First Floor  
Air Conditioned Office Suite

1,183 sq ft (110 sq m)  
On Site Parking

TO LET



Broadmede  
Farnham Business Park,  
Farnham **GU9 8QT**

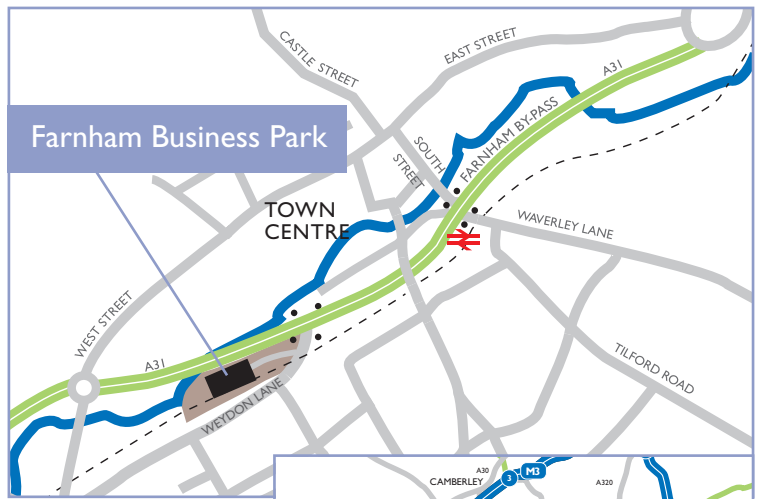
[www.farnhambusinesspark.com](http://www.farnhambusinesspark.com)

# Location

Farnham Business Park is conveniently located in an elevated position off the A31 within an attractive and mature landscaped setting, close to Farnham town centre, and within easy access of the A331 Blackwater Valley Route providing a link to the M3 motorway (Junction 4) at Farnborough/Camberley. Good road communications also exist to the A3 and M25 via the A31 Hogs Back to Guildford. Heathrow and Gatwick airports are within one hour's drive time.

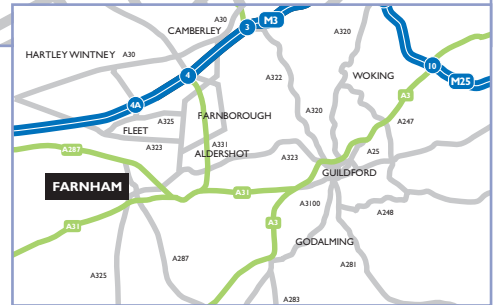
Farnham rail station is within walking distance and provides a frequent service to London (Waterloo) with an average travel time of approximately 55 minutes.

Farnham town centre is also within walking distance and provides a wide range of retail outlets, leisure and community facilities.



## By Road (Miles)

Town Centre	0.8
Farnham Station	0.5
Guildford	10
Farnborough	6
Alton	10
London	41
Portsmouth	36
M3 J4	9
M25	20
Heathrow Airport	30
Gatwick Airport	44



## By Rail (Mins)

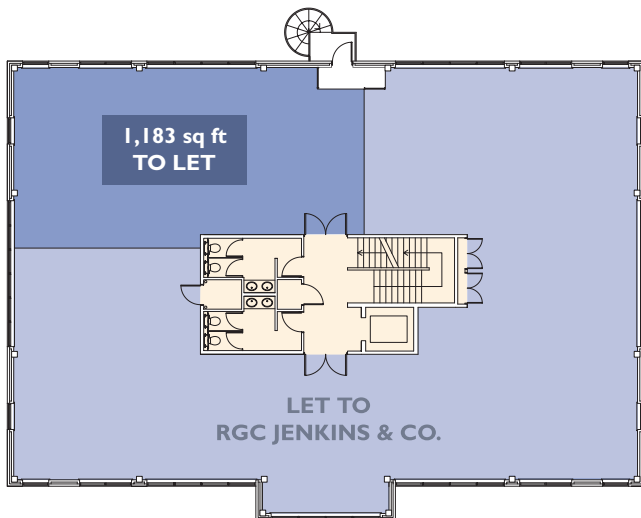
Waterloo	53
Woking	23
Alton	13



# Features

- > Comprehensively refurbished
- > Covered bicycle rack
- > New 3 pipe VRV Air Conditioning
- > Shower and changing room
- > LG 7 compliant lighting
- > Established business park setting
- > BREEAM rating "Very Good"
- > Walking distance to town centre
- > Full access raised floors
- > Walking distance to Farnham station
- > New 8 person passenger lift

## First Floor Plan



# Terms

Upon application.

# Viewing

Strictly by appointment through the joint sole agents.

Jon Hollis

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