

STUDIO 40

FARNBOROUGH

AVAILABLE SPACE

Suite	Floor	Size Sq ft	Car Spaces	Rent (pax)	Service Charge (pa approx)	Rates Payable (pa approx)	Total (per annum)	Total (per month)	Status
1	Ground	1,175							LET
2	Ground	580							LET
3	Ground	462	2	£8,085	£2,827		£10,912	£909	Available
4	Ground	455							LET
5	Ground	415							LET
6	First	1,064							LET
6a	First	110							LET
7	First	370							LET
8	First	316							LET
9	First	87							LET
10	First	175							LET

Floor areas shown are net internal.

All above figures do not include VAT. VAT is chargeable on both rent and service charge.

The only additional outgoings would be for rates, if applicable, power & telecoms/broadband. In the schedule where the Rates Payable Column is left blank, the suite taken individually is likely to benefit from small business rates relief.

Service Charge includes the following items:

- Landscaping and maintenance
- Car park
- Building management
- Insurance
- Refuse collection
- Building repairs & maintenance
- Water rates
- Lighting of common parts
- Cleaning of common parts
- Heating of common parts

For further information please visit:
www.studio-40.space

**WADHAM
AND
ISHERWOOD**
11 Quarry Street, Guildford Surrey GU1 3UY
01483 300176
www.wadhamandisherwood.co.uk

Peter da Silva
pds@wadhamandisherwood.co.uk

Andrew Gubbins
ag@wadhamandisherwood.co.uk

**HOLLIS
HOCKLEY**
01252 545848
www.hollishockley.com

Jon Hollis
jch@hollishockley.co.uk