

SHIELING HOUSE SERVICED OFFICE CENTRE

OFFICES CURRENTLY FROM £97 per week!!

“FLEXIBLE LICENCE DEALS”



**SHIELING HOUSE, INVINCIBLE ROAD, FARNBOROUGH,
GU14 7QU**

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

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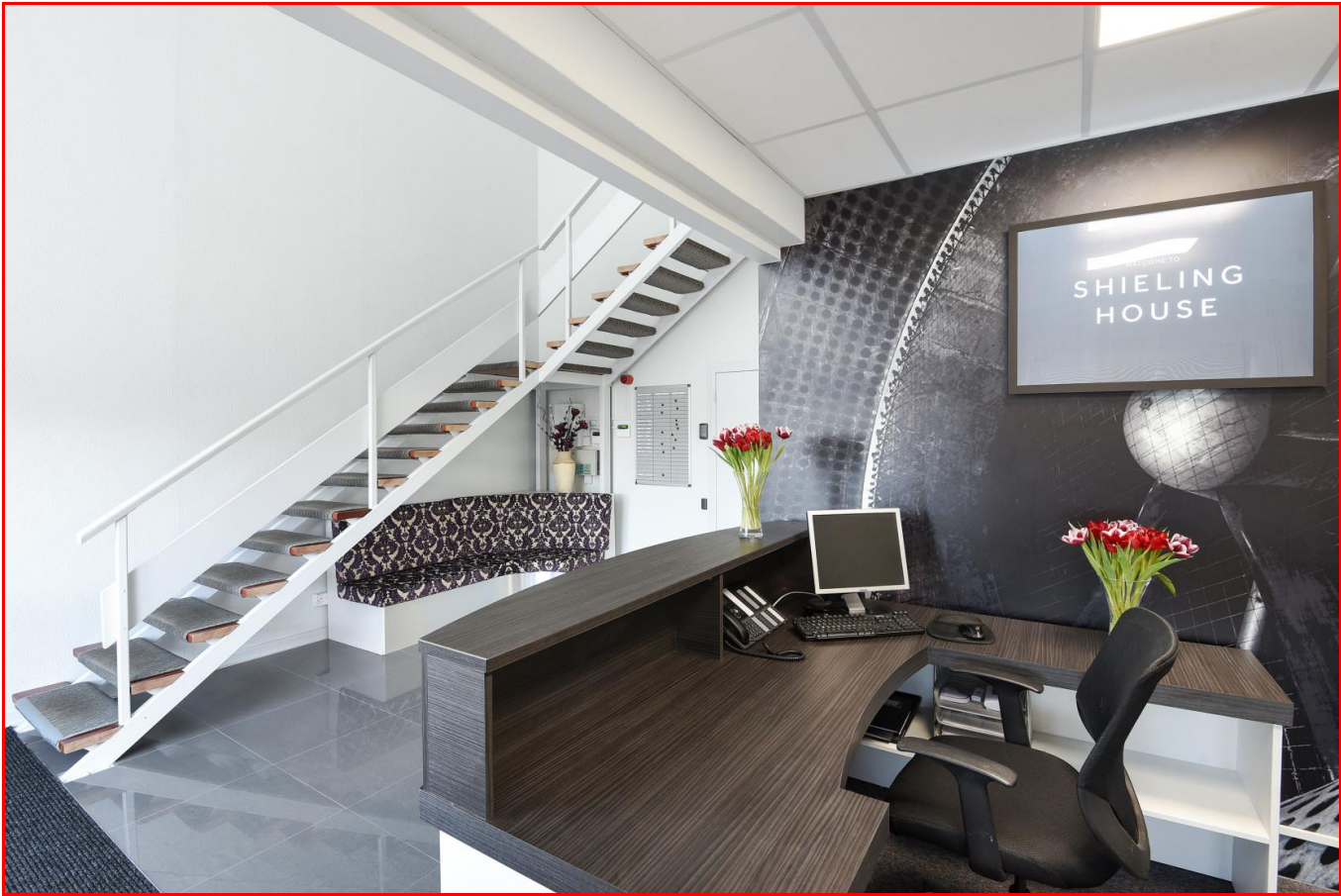
- ▶ **Offices from 1 to 8 people**
- ▶ **Manned Reception**
- ▶ **Kitchen Facilities**
- ▶ **Attractive Reception and Meeting Room**
- ▶ **On Site Parking**
- ▶ **24 Hour Access**
- ▶ **Internet and Telecommunications Available**

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LOCATION

Shieling House is a two storey serviced business centre located in Invincible Road Farnborough. The property is within easy walking distance of the town centre with it's extensive shopping, bus routes and a short drive from Farnborough Mainline Station (London-Waterloo in approximately 35 minutes).



Reception Area

DESCRIPTION

Shieling House offers individuals and companies the opportunity to rent cost effective unfurnished office space on a flexible basis, with telephone and reception support offered by Shieling House's helpful and experienced staff manned Monday – Friday 9am – 5pm. A modern meeting room is available to use at favoured tenant prices and the building does have on site parking. Shieling House has been in existence as a Serviced Office Centre for many years, and is therefore a reliable long term solution which is well known among the business community. In the last couple of years the new owners have fully upgraded the reception and meeting room facilities. There is a clinic room available with clinic flooring and a waiting area.

Yoga and Counselling/Therapy rooms are also available.

If you would like more information on Shieling House generally, then please visit the website www.shielinghouse.co.uk



Meeting Room



Typical Office

CURRENT OFFICE AVAILABILITY SCHEDULE

Office	Size ft ²	Monthly Rent	Weekly Split	Floor	Comments
Office 14	315	£810		Ground	
Office 17	168	£420		Ground	Recently decorated
Office 26	228	£570		Ground	Plus large cupboard
Office 29	202	£505		First	

- Rents are to be paid monthly in advance by Standing Order.
- The rents include business rates, electric, heating, water and cleaning.
- VAT is chargeable on all rents at the prevailing rate.

FLOORPLANS



commercial property consultants

SHIELING HOUSE

Business Centre

All dimensions are shown width first
All area calculations are net internal
except where shown otherwise.

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Constructed in accordance with the RICS code of measuring
practice, this plan is for layout guidance only. It is not to scale,
unless specified. Please check all dimensions & shapes before
making any decisions reliant upon them.

Gross Internal Floor Area
Ground Floor: 470sq.m./5059sq.ft.
First Floor: 422sq.m./4542sq.ft.
Total: 892sq.m./9602sq.ft.

Net (Usable) Internal Floor Area
Ground Floor: 334sq.m./3596sq.ft.
First Floor: 284sq.m./3057sq.ft.
Total: 618sq.m./6653sq.ft.



Ground Floor

SHIELING HOUSE

Business Centre

All dimensions are shown width first
All area calculations are net internal

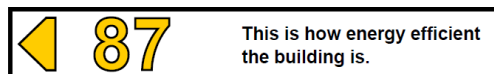
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First Floor

ENERGY PERFORMANCE CERTIFICATE



VIEWING: Strictly by appointment with the Sole Agent:-

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