



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

APPEALING TOWN CENTRE COURTYARD OFFICE

TO LET

*FLEXIBLE LEASE AT INCLUSIVE RENT
Would Also Suit Various Alternative
Users Including Health and Welfare*



**19 EAST STREET
FARNHAM
GU9 7SD**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

6 St Georges Yard, Castle Street, Farnham, GU9 7LW T: 01252 717979

LOCATION: The premises are on the south side of East Street with a south facing aspect in the centre of Farnham.

The town has an eclectic choice of shopping with national multiples and independent boutiques along with Sainsbury's, Waitrose and Lidl supermarkets.

The mainline station provides a fast and regular service to London Waterloo. The A31 Bypass connects with the A331 and the A3 to the east and in turn the M3 and M25 with the national motorway network beyond.

DESCRIPTION: The offices have their own private front door from the courtyard and are open plan comprising IPMS net internal floor areas extending to:

20.20 SQ M (217 SQ FT)

AMENITIES:

- * Male and Female WCs
- * Fitted Kitchenette
- * Carpeted, Heated and Lit Throughout
- * High Ceilings and Period Features

TERMS: The premises are available by way of a new lease for a term by arrangement.

RENT: £6,000per annum inclusive of utilities, payable monthly in advance.

The property is elected for VAT and accordingly this will be applicable to the rent.

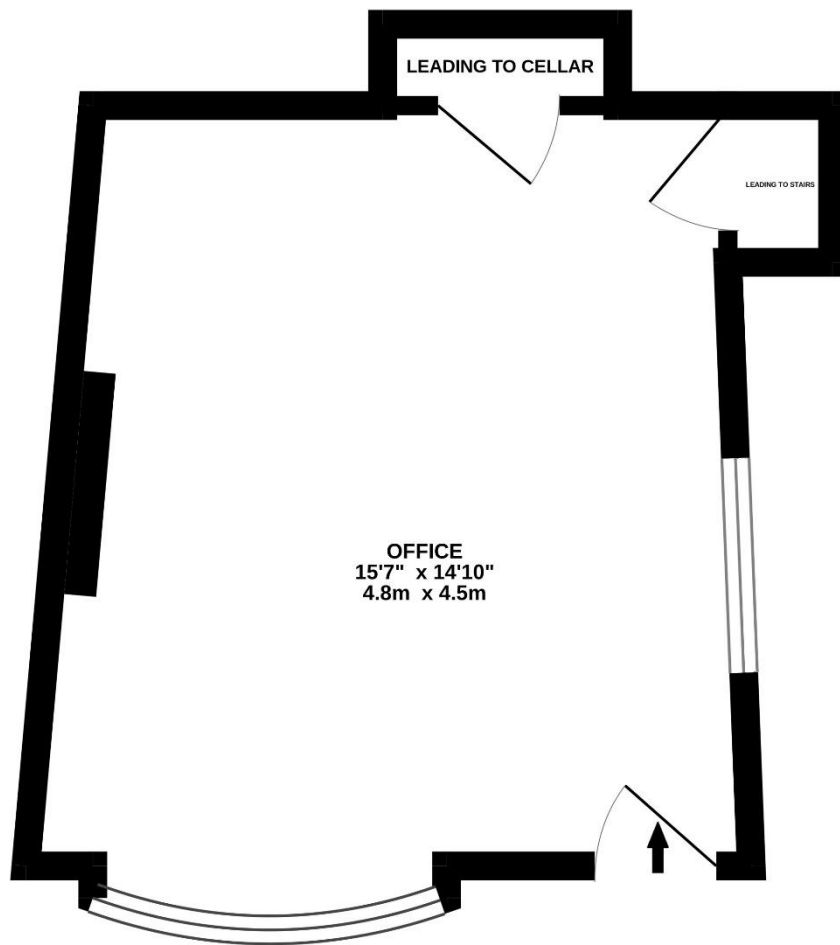
RATES: Rateable Value £4,000 payable at 49.9p in the £ (2024/2025)
Some Small Business Rates relief should be available on these premises making them exempt for qualifying occupiers.

EPC: E102

VIEWING: By appointment through sole agents **Park Steele 01252 717979**
RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.
Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction



WWW.PARKSTEELE.COM



GROUND FLOOR
217 sq.ft. (20.2 sq.m.) approx.

TOTAL FLOOR AREA : 217 sq.ft. (20.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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