

## PROPERTY DETAILS

# OFFICE / LIGHT INDUSTRIAL TO LET

Location:	FARNHAM, SURREY
Property:	The White Barn, Runfold St George, GU10 1PL
Size:	1,313 ft <sup>2</sup> (122 m <sup>2</sup> )



- High Quality Versatile Class E Business Space
- Vaulted Office Space with Roof Lights
- Kitchen with Patio Door and Garden
- Board Room / Storage / Work Room
- Large Car Park

CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS

The Granary  
1 Waverley Lane  
Farnham  
Surrey GU9 8BB

[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



## Location

A very convenient semi-rural location.

2.5 miles East of Farnham market town centre.

A31 Dual carriageway (Farnham – Guildford;  
Blackwater – M3) : 1 minute

Farnham Mainline Rail Station (for London Waterloo  
55 mins): 2.5 miles

## Description

Self-contained business space in a well fitted barn conversion. Situated in a private gated business environment among similar high quality neighbouring buildings.

- Spacious adjacent parking area
- Gas Central heating
- Modern contemporary finishes
- Integral cable management
- Separate WCs
- Kitchen
- Garden with picnic table

## Floor Areas

The property is measured in accordance with RICS Measurement Standards and has the following gross internal floor areas:

	Sq. M	Sq. Ft
Ground Floor:	72.50	780
First Floor:	49.49	533
<b>TOTAL:</b>	<b>121.99</b>	<b>1,313</b>

## Rent

£26,250 per annum exclusive of all other outgoings  
(and VAT if applicable)

## Outgoings

All utilities are the responsibility of the tenant. The cost of heating, buildings insurance, common items, water rates, common cleaning, common maintenance and refuse charges etc. are chargeable by way of service charge.

## Lease

A new lease is available on terms to be agreed.

## Business Rates

The rateable value is £19,750 from 1 April 2023.  
Small business should enquire about rates liabilities.

## Viewing

Strictly by appointment through sole agents Contact  
Oscar Traynor.

01252 794144

ot@traynorryan.co.uk

## Costs

All legal costs to be borne by the ingoing tenant.



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