

## PROPERTY DETAILS

**OFFICE / CLASS E  
TO LET**

Location:	FARNHAM, SURREY GU9 9HY
Property:	The Barley Room, Kiln House Studios, Badshot Farm Lane GU9 9HY
Size:	528 Sq Ft (49 Sq M)



- Ground Floor
- Semi - Rural Development
- Ample Parking
- Period Features
- Communal Gardens

CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS

The Granary  
1 Waverley Lane  
Surrey GU9 8BB  
[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



## Location

The Kiln House Studios offer a semi rural environment. Badshot Farm Lane is located close to the A31 Guildford to Farnham trunk road.

Well located for all towns in the Blackwater Valley, and the A3, M3 motorways for access to London and the South Coast. Farnham town centre lies approximately 3 miles to the west where the Georgian town's shops, bars and restaurant facilities can be found. More local facilities include a number of public houses. Aldershot town centre is located approximately 3 miles to the North. The mainline stations of Aldershot or Farnham offer train services to London, Reading, Gatwick and South Coast in under an hour.

## Description

The Barley Room offers ground floor offices in an attractive business environment in a listed period building with, kitchenette, carpeting, cat II lighting and electric heating.

## Floor Areas

The property has the following NIA floor areas measured in accordance with the RICS Code of Measuring Practice:

Ground Floor: 528 sq ft

## Rent

£9,500 per annum exclusive of all other outgoings (and VAT if applicable)

## Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, common items, water rates, cleaning, maintenance and refuse charges etc. may be chargeable by way of service charge at £4.00 psf pa

## Lease

A new FRI lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

## Business Rates

No rates are payable by small businesses.

## 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 incoming tenant.

