

PROPERTY DETAILS

**OFFICE / CLASS E
TO LET** Available April 2022

Location:	FARNHAM, SURREY
Property:	1, The Creative Studio, Runfold St George, GU10 1PL
Size:	1,376 Sq Ft (127.8 Sq M)



- Newly converted 2018
- Conveniently located
- Contemporary open plan studio
- Semi-rural courtyard location
- Ample car parking

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Farnham
Surrey GU9 8BB

www.traynorryan.co.uk



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

Converted and extended in 2018 providing a self contained entrance area leading to mainly open plan studio space at first floor level.

- Kitchen, shower & WCs
- Contemporary office studio space
- Central heating
- Double glazing
- High insulation
- Broadband
- Ample parking area and communal grounds.

Floor Areas

The property is measured in accordance with RICS Property Measurement Standards, 2st edition and has the following IPMS 3 – Office floor area:

		Sq M	Sq Ft
Ground Floor	Reception / Kitchen	3.19	35
First Floor	Office	124.61	1,341
	Low height	28.86	310
	Total	156.66	1,686

Rent

£21,500 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

We anticipate that the property will have a liability of £1590 (2021/2022) after a revised assessment of £12,750

Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

ot@traynorryan.co.uk

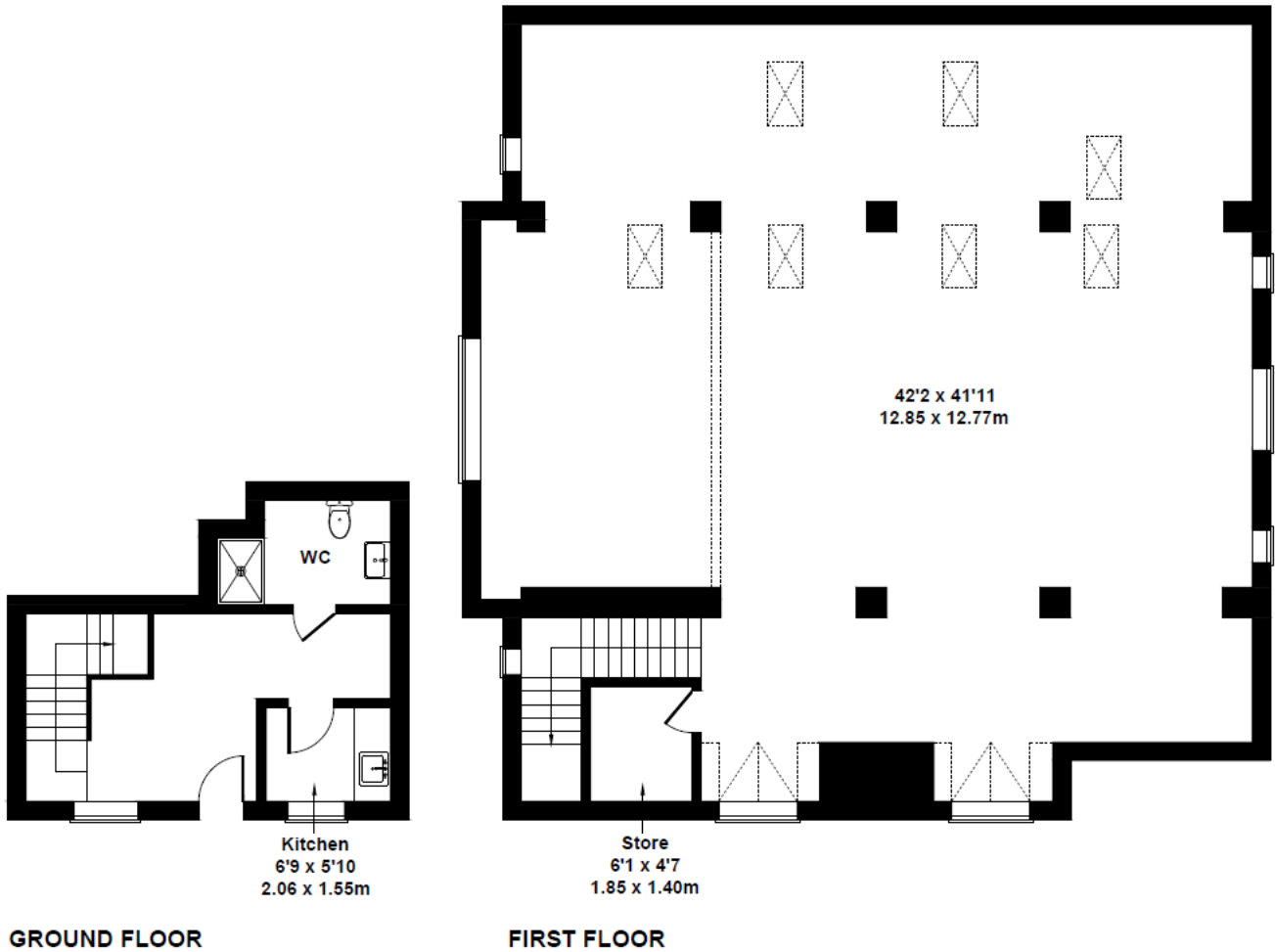
Costs

All legal costs to be borne by the ingoing tenant.



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Floor Plans



Not to Scale. Produced by The Plan Portal 2022
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