

PROPERTY DETAILS

OFFICE / CLASS E
TO LET

Location:	FARNHAM, SURREY GU9 9HY
Property:	The Piggery, Kiln House Studios, Badshot Farm Lane
Size:	1,330 Sq Ft (123.55 Sq M)



- Open Plan Office
- Kitchen Area
- Smart Rural Development
- Ample Parking
- Suitable for a Variety of Uses

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Location

Quiet semi-rural lane.

Farnham Town centre: 3 miles

A31 dual carriageway: 1 mile

Farnham Mainline Rail Station: 3 miles

Description

Ground level suite, private entrance, electric heating.

Floor Areas

The property has been measured in accordance with International Property Measurement Standards 3, 2nd edition and has the following IPMS 3:

	Sq M	Sq ft
Office	114.68	1234
Limited height	8.87	95
IMPS 3	123.55	1330

Rent

£23,250 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.

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

TBC

Viewing

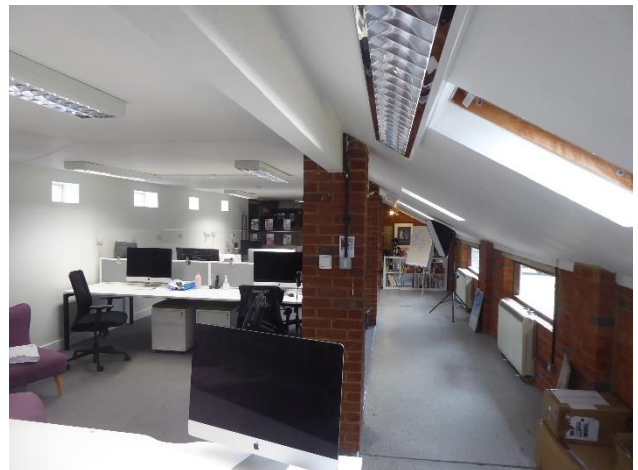
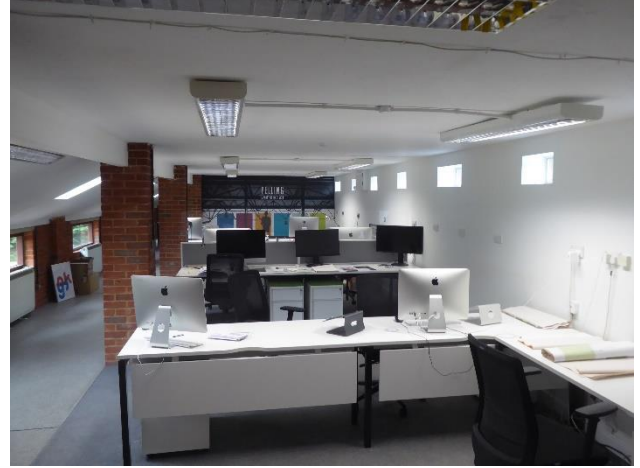
Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

ot@traynorryan.co.uk

Costs

All legal costs to be borne by the ingoing tenant.



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** in progress. **Published:** 08/22.