

PROPERTY DETAILS

OFFICE / D1 FLOOR TO LET

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| Location: | FARNHAM, SURREY |
| Property: | The Grange, Hones Business Park, 1 Waverley Lane, GU9 8BB |
| Size: | 1,600 sq ft (148.58 sq m) |



- **Adjacent to mainline station**
- **On site parking and town centre nearby**
- **Self contained ground floor**
- **High class office development**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

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



Location

Farnham Market Town centre: 500 metres

A31 Dual carriageway: 200 metres

Mainline Rail Station: 100 metres

Description

A former cookery school capable of office or other D1 use. Well presented private independent business park. Superfast broadband, high quality presentation, central heating, suspended ceilings, CATII lighting, private facilities.

Floor Areas

We are informed the property has been measured and has a Net Internal Floor area of 1,599 sq ft (148.57 sq m)

Rent

£32,500 pax

Outgoings

An estate service charge is payable.

Lease

A new flexi lease or longer FRI lease is available

Business Rates

The rateable value is £25,000. The UBR 2020/21 is 0.499

Enquiries to Waverley Borough Council.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144 wt@traynorryan.co.uk

Costs

Each party to bear their own costs in the transaction.



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