

**PROPERTY DETAILS**

**OFFICE  
TO LET**

<b>Location:</b>	<b>FARNHAM, SURREY GU9 9HY</b>
<b>Property:</b>	<b>The Hay Loft, Kiln House Studios, Badshot Farm Lane</b>
<b>Size:</b>	<b>645 Sq Ft (59.9 Sq M)</b>



- **Smart Open Plan Office**
- **Refitted Kitchenette**
- **Smart Rural Development**
- **Ample Parking**
- **Roof Lighting & Beam Ceilings**

**CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS**

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

Smart top floor suite, good natural light, kitchenette, common entrance, electric heating, shared toilets, 2.11m floor to joist height.

## Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 1<sup>st</sup> edition and has the following NIA:

645 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.

## 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](mailto:ot@traynorryan.co.uk)

## Costs

Each party to bear their own legal costs.



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