

PROPERTY DETAILS

**OFFICE
TO LET**

Location:	FARNHAM, SURREY GU9 9HY
Property:	The Hop Loft, Kiln House Studios, Badshot Farm Lane GU9 9HY
Size:	701 Sq Ft (65.0 Sq M)



- First Floor
- Smart Rural Development
- Ample Parking

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

The Hop Loft offers first floor offices in open plan arrangement plus a private office in an attractive business environment in a period building, with smart common parts entrance foyer and common facilities.

Floor Areas

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

701 Sq Ft

Rent

£10,500 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 Warren Traynor.

01252 794144

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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:** 10 / 20.