

PROPERTY DETAILS

**OFFICE / CLASS E
TO LET**

Location:	FARNHAM, SURREY
Property:	2 The Hart, GU9 7HJ
Size:	471 Sq Ft (43.7 Sq M)



- **Town centre office suitable for Class E**
- **Rare small business office building**
- **Georgian appearance, open plan**
- **Self-contained property**
- **Peaceful location**
- **Central heating**

**CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS**

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



Location

Situated in the historic affluent market town, the property benefits from town centre accessibility to retail facilities. The office sits on the edge of town centre and provides private quiet accommodation.

A31 Trunk Road: 0.6 miles

Farnham Mainline Train Station: 0.7 miles

Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

ot@traynorryan.co.uk

Description

This quaint period property offers open plan office accommodation on ground and first floors. Ideal for a small business looking for the prestige of its own town centre self-contained office building.

Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 2nd edition and has a net internal floor area totalling 471 sq ft.

Ground Floor: 265 sq ft

First Floor: 206 sq ft

Total: 471 sq ft

Rent

£12,700 pa excl.

Outgoings

All utilities and buildings insurance are the responsibility of the tenant.

Lease

A new lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

Business Rates

Rateable value estimated £10,750.

No business rates are payable by small businesses.

Costs

All legal costs to be borne by the ingoing tenant.



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