

PROPERTY DETAILS

**OFFICE / CLASS E UNIT
TO LET**

Location:	BENTLEY, NR FARNHAM, SURREY
Property:	Mead House, Bentley Business Park, GU10 5HY
Size:	878 – 1,757 Sq Ft (81.6 – 163.2 Sq M)



- **Well-presented office**
- **Heart of village location**
- **Self-contained**
- **Centrally heated**
- **Ample private car parking**
- **All local facilities nearby**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

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



Location

The property is in a local commercial environment in the village of Bentley mid way between the market towns of Farnham (4 miles east) and Alton (4 miles west), adjacent to the A31 trunk road. The local pub and shop is on the doorstep of this mixed use environment. Communications are good with the A31 leading to the M3 at Winchester and A3 at Guildford. Bentley lies on a main line station with regular train services to Waterloo in approximately 70 minutes.

Description

The property comprises two interconnecting ground suites in a purpose built office building capable of being let separately.

Floor Areas

The property has the following net internal floor areas measured in accordance with the RICS Code of Measuring Practice having an IPMS3 – Office area of:

	<i>Sq Ft</i>	<i>Sq M</i>
Left Side	878	81.6
Right Side	878	81.6
Total	1,757	163.2

Rent

£17.50 psf per annum.

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, water rates, common cleaning, maintenance and refuse charges etc may also be payable via service charge.

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 for ground floor £16,000.

Rates payable = RV x UBR (0.499)

The anticipated rateable value of split units is £8,000 which means small businesses pay no rates for a letting of an individual unit. All enquiries to East Hants DC.

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:** 06/22 (front photo c.2019)