

PROPERTY DETAILS

OFFICE / LIGHT INDUSTRIAL TO LET

Location:	FARNHAM, SURREY
Property:	The White Barn, Runfold St George, GU10 1PL
Size:	1,313 ft ² (122 m ²)



- High Quality Versatile Class E Business Space
- Vaulted Office Space with Roof Lights
- Kitchen with Patio Door and Garden
- Board Room / Storage / Work Room
- Large Car Park

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Farnham
Surrey GU9 8BB

www.traynorryan.co.uk



Location

A very convenient semi-rural location.

2.5 miles East of Farnham market town centre.

A31 Dual carriageway (Farnham – Guildford;
Blackwater – M3) : 1 minute

Farnham Mainline Rail Station (for London Waterloo
55 mins): 2.5 miles

Description

Self-contained business space in a well fitted barn conversion. Situated in a private gated business environment among similar high quality neighbouring buildings.

- Spacious adjacent parking area
- Gas Central heating
- Modern contemporary finishes
- Integral cable management
- Separate WCs
- Kitchen
- Garden with picnic table

Floor Areas

The property is measured in accordance with RICS Measurement Standards and has the following gross internal floor areas:

	Sq. M	Sq. Ft
Ground Floor:	72.50	780
First Floor:	49.49	533
TOTAL:	121.99	1,313

Rent

£26,250 per annum exclusive of all other outgoings
(and VAT if applicable)

Outgoings

All utilities are the responsibility of the tenant. The cost of heating, buildings insurance, common items, water rates, common cleaning, common maintenance and refuse charges etc. are chargeable by way of service charge.

Lease

A new lease is available on terms to be agreed.

Business Rates

Rates liability are thought to be circa £6,235 (year 2020-2021). The rateable value is £14,250. Small business should enquire about rates liabilities.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

wt@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: C Published: 11/20**