

PROPERTY DETAILS

OFFICE / D1 / E CLASS
TO LET

Location:	FARNHAM, SURREY
Property:	7 Carlton Yard, GU9 7RD
Size:	444 Sq Ft (41.2 Sq M)



- Self Contained Private Office
- Prime Town Centre Location
- Suitable for a Variety of Uses
- Efficient Energy Performance
- Gated Development, Disability Compliant

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

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



Location

A31 Trunk Road: 0.3 miles

Farnham Mainline Train Station: 0.4 miles

Description

This high class self-contained property offers open plan office, D1 or E Class premises on the first floor with full disabled access. Built in 2009 it is full of features including:

- LG7 compliant lighting
- Underfloor heating
- Cable management
- Integrated network cabling
- Solid wood stained kitchenette
- Disabled lifting platform
- Shower
- Gated development and entry phone

Former EPC energy efficiency rating: Historic A21 (renewal in progress)

Floor Areas

The property has been measured in accordance with RICS Property Measurement Standard s, 1st edition and has a net internal floor area totalling 444 sq ft .

Rent

Rent on Application.

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, heating common items, water rates, cleaning, maintenance and refuse charges chargeable by way of service charge estimated at £2.95 psf pa.

Lease

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

Business Rates

No business 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:** 11 / 20 (photos captured 2015).