



The Old Coach House

Grange Court, Grange Road, Tongham, Farnham, GU10 1DW

Attractive barn conversion offices

478 sq ft
(44.41 sq m)

- Ample on site parking
- Attractive rural location
- Established business location
- Air conditioning
- Kitchen/WC facilities
- Carpeted

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Summary

| | |
|----------------|--|
| Available Size | 478 sq ft |
| Rent | £17.50 per sq ft |
| Rates Payable | £4,391.20 per annum The office suite should qualify for 100% rates relief. Further information can be provided by the Local Authority. The above rating is for Suite 4 only |
| Rateable Value | £8,800 |
| EPC Rating | D (99) |

Description

The Old Coach House comprises a self-contained two storey barn conversion office building. The building has four office suites, each of which contains its own kitchenette with shared WC facilities on the ground floor.

The building is carpeted throughout and each office benefits from air conditioning, electric heating and excellent natural light. There is ample parking available on site for staff and visitors.

Location

The Old Coach House is located on the established Grange Court office development just off the A31 (Hogs Back) Guildford to Farnham road in the village of Tongham which itself is located just off the A331 Blackwater Valley Relief Road.

Road communications are excellent with the Hogs Back linking to the A331 Blackwater Valley Relief Road and hence junction 4 of the M3. The A3 London to Portsmouth trunk road is approximately 9 miles to the north and provides fast access to the M25 (junction 10).

Both Guildford and Farnham town centres as well as the Blackwater Valley towns of Aldershot, Farnborough and Camberley are all within a 10 minute drive with fast and efficient rail links to London Waterloo (approx 35 mins from Guildford or Farnborough). Gatwick and Heathrow airports are within a 45 minutes drive.

Accommodation

The accommodation comprises of the following (measured on a net internal area basis)

| Name | sq ft | sq m | Availability |
|------------------|--------------|---------------|--------------|
| Ground - Suite 2 | 547 | 50.82 | Let |
| Ground - Suite 1 | 293 | 27.22 | Let |
| 1st - Suite 3 | 540 | 50.17 | Let |
| 1st - Suite 4 | 478 | 44.41 | Available |
| Total | 1,858 | 172.62 | |

Terms

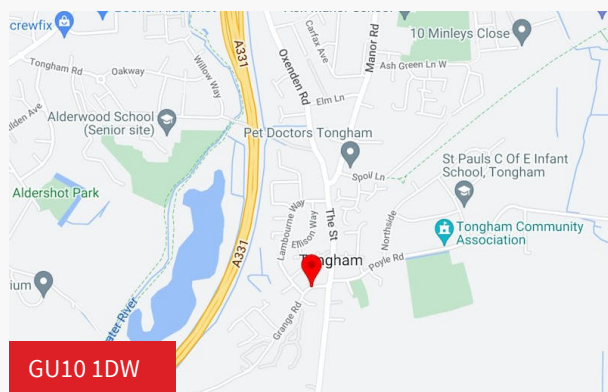
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Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the



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All prices are quoted exclusive of VAT which may be charged.

