

# Office, Serviced Office TO LET



11 & 20 Riverside

Dogflud Way, Farnham, GU9 7UG

## Serviced offices

100 to 1,000 sq ft

(9.29 to 92.90 sq m)

- Modern light offices
- Flexible licenses
- Flexible warehousing or product storage
- Available furnished or unfurnished
- Separate meeting room
- Air conditioned
- 24/7 access

## Summary

Available Size	100 to 1,000 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## Description

The property offers serviced offices, either furnished or unfurnished. The property is unique in that as well as serviced offices it offers flexible serviced warehousing all in the same building.

The property is ideal for companies that not only require offices but also storage for products, spare parts, marketing material etc.

The property can cater for all your business needs, without having to commit to long term leases or commitments.

## Location

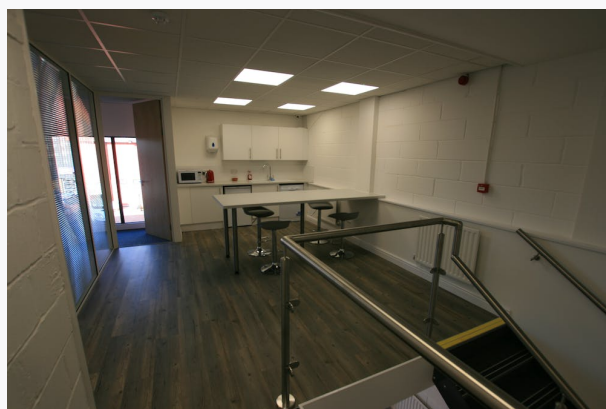
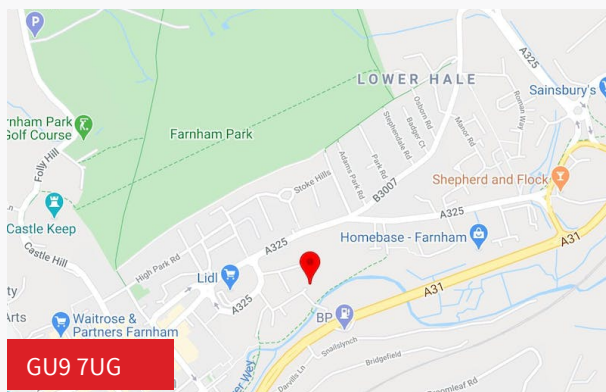
The property is situated on the Riverside Park Industrial Estate development which is well located close to Farnham town centre and having easy access to the surrounding major road networks (A31/A325).

The A31 leads to the A331 Blackwater Valley Relief Road which in turn links with Junction 4 of the M3 at Frimley.

The town centre is within a short distance and the mainline railway station (Waterloo 55 minutes) is easily accessible.

## 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.



## Viewing & Further Information

Amanda Norton  
01252 710822  
anorton@curchodandco.com

More properties @ curchodandco.com

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 02/05/2023

