

Office, Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



7 Abbey Business Park

Monks Walk, Farnham, GU9 8HT

Ground floor office

1,241 sq ft

(115.29 sq m)

- Redecorated throughout
- Established rural business park
- Ample on-site parking
- Air conditioning
- 2 WC's and kitchen
- Flexible lease terms available

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

| | |
|----------------|--|
| Available Size | 1,241 sq ft |
| Rent | £17,500.00 per annum |
| Rates Payable | £6,362 per annum The unit should qualify for partial rates relief. Further information can be provided by the local council |
| Rateable Value | £12,750 |
| Service Charge | £1,848 per annum |
| EPC Rating | E |

Description

Abbey Business Park is an established rural business park comprising a range of office and storage units.

Unit 7 comprises a ground floor open plan office with 2 meeting rooms, a kitchen and 2 WC's. The unit has been redecorated and is carpeted throughout. The unit also benefits from air conditioning, perimeter trunking with existing network points/cabling that could be utilised and ample power sockets. The site benefits from a generous amount of parking.

Location

Abbey Business Park is located approximately 1.5 miles south east of Farnham town centre in an attractive rural setting.

The A3 is easily accessible with a fast link to the M3 via the A331. Farnham's mainline railway station is approximately 1 mile distance, with a journey time to London, Waterloo of approximately 55 minutes.

Terms

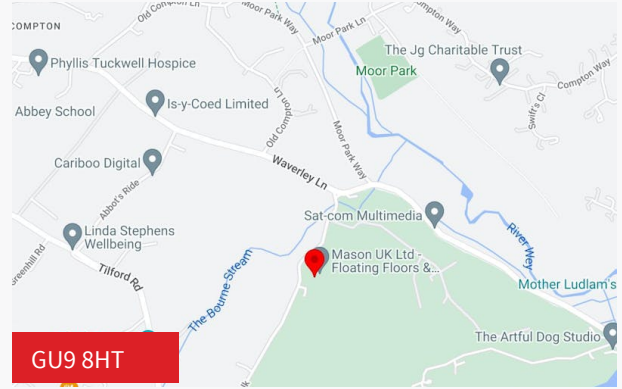
The unit is available on the basis of a new effective full repairing and insuring lease. Rent will be exclusive of business rates, service charge, utilities and VAT.

Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the transaction.

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

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