



5 Borelli Yard

Farnham, Surrey, GU9 7NU

Self contained office in town centre location

522 sq ft
(48.50 sq m)

- 2 Parking spaces
- Due to be refurbished
- Situated in established Borelli Yard development
- Close proximity to the Central car park and Borellis Wine Bar
- New lease available
- WC and kitchen facilities

Summary

Available Size	522 sq ft
Rent	£12,750.00 per annum
Rates Payable	£4,840.30 per annum The unit should qualify for full rates relief. Further information can be provided by the local council
Rateable Value	£9,700
Service Charge	£1,135.38 per annum
EPC Rating	C (68)

Description

5 Borelli Yard comprises a ground and first floor office which has the benefit of a kitchen and WC to the ground floor. The unit is carpeted throughout and is conveniently located next to the Central car park.

The unit is due to be refurbished and will be available from July 2024.

Location

The property is situated in an unrivalled town centre location within the highly acclaimed Borelli Yard courtyard development and next door to Borelli's Wine Bar.

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

Accommodation

The accommodation comprises the following areas measured on a net internal area basis:

Name	sq ft	sq m
Ground - Office	204	18.95
1st - Office	318	29.54
Total	522	48.49

Terms

The unit is available on the basis of a new full repairing and insuring lease. Rent is 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

Matthew Munday

01252 710822

mmunday@curchodandco.com

Caeden Ellis

01252 710822

cellis@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 24/04/2024