



## The Forge

London Road, Bentley, Farnham, GU10 5HY

## Attractive Modern Barn Style Office

1,265 sq ft  
(117.52 sq m)

- 5 Allocated parking spaces
- Due to be redecorated
- Excellent natural light
- Air conditioning and gas central heating
- Intruder alarm
- Door entry system
- Close proximity to local amenities within Bentley village
- Mainline railway station within walking distance

## Summary

Available Size	1,265 sq ft
Rent	£25,000 per annum
Rates Payable	£7,609.75 per annum
Rateable Value	£15,250
Service Charge	N/A
EPC Rating	B (40)

## Description

The Forge is an attractive Grade II listed building situated in Bentley Village. The property provides a mix of open plan/cellular office accommodation over ground and first floor which is due to be refurbished.

Internally the property is carpeted throughout, benefiting from air conditioning/gas central heating, an intruder/fire alarm and a door entry system. The property has a kitchen on the ground floor which benefits from an in built fridge and dishwasher. WC facilities are available on both floors.

The property comes with 5 allocated parking spaces directly outside.

## Location

The Forge is situated in Bentley which is a picturesque, rural village. Bentley offers a range of amenities which are within walking distance including a village shop, post office, pub and a village hall.

The property is approximately 1 mile from Bentley mainline railway station (London Waterloo approximately 1 hour) and approximately 4 miles south of Farnham with the A31 trunk road linking directly to the Blackwater Valley Relief Road (A331) which in turn provides fast and easy access to the M3 at Camberley.

## Accommodation

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

Name	sq ft	sq m
Ground - Office	1,015	94.30
1st - Office	250	23.23
<b>Total</b>	<b>1,265</b>	<b>117.53</b>

## Terms

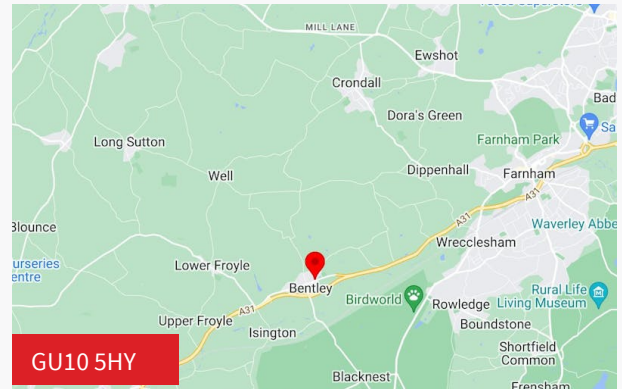
The property is available on the basis of a new full repairing and insuring lease. Rent is exclusive of business rates, utilities and VAT.

## 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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