

TO LET - IMPRESSIVE HEAD QUARTERS OFFICE BUILDING
9,170 SQ FT (851.92 SQ M)



TILFORD HOUSE

FARNHAM BUSINESS PARK, **FARNHAM GU9 8QT**



Summary

Available Size	9,170 sq ft (851.92 sq m)
Rent	£189,850 pa. passing rent.
Rates Payable	£77,824
Rateable Value	£210,000 (£107,520 payable for 2023/24)
Services Charge	An Estate Charge is Payable
EPC Rating	Band C (53)

Description

Tilford House is an attractive modern detached office building set in a well landscaped established business park. The building is fully fitted and suitable for immediate occupation having been refurbished by CALA HOMES just a few years ago. The space is well laid out over two floors as a mixture of open plan working areas, meeting rooms, management offices and break out space. The first floor is served by both a lift and a wide staircase. The property benefits from 48 allocated parking spaces with an excellent ratio of 1:191 including electric car charging already installed.

Accommodation

Name	Sq ft	Sq m
Ground - Office	4,498	417.88
1st - Office	4,672	434.04
Total	9,170	851.92

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures quoted are exclusive of VAT, which may be chargeable.

Viewing & Further Information

Viewings by appointment through the Joint Sole Agents Page Hardy Harris and Hurst Warne.

Nick Hardy

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Location

Farnham Business Park is well located just off the A31 with Farnham town centre and railway station within walking distance. Trains to London Waterloo take approximately 55 minutes. There is rapid access to the M3 (Jn 4) via the A331 dual carriageway. Heathrow and Gatwick Airports are both less than a one hour drive.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

