OFFICE / CLASS E
TO LET

TRAYNOR RYAN











471 Sq Ft (43.7 Sq M)

FARNHAM / SURREY

2 The Hart GU9 7HJ

- Town centre office suitable for Class E
- Rare small business office building
- Georgian appearance
- Self-contained property
- Peaceful location
- Central heating

RICS

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

01252 794144 info@traynorryan.co.uk

TRAYNOR RYAN

LOCATION

Situated in the historic affluent market town, the property benefits from town centre accessibility to retail facilities. The office sits on the edge of town centre and provides private quiet accommodation.

A31 Trunk Road: 0.6 miles

Farnham Mainline Train Station: 0.7 miles

DESCRIPTION

This quaint period property offers open plan office accommodation on ground and first floors. Ideal for a small business looking for the prestige of its own town centre self-contained office building.

FLOOR AREAS

The property has been measured in accordance with RICS Property Measurement Standards, 2nd edition and has a net internal floor area totalling 471 sq ft.

	Sq M	Sq Ft
Ground Floor	24.61	265
First Floor	19.13	206
Total	**43.75**	**471**

Available as a whole or as a single room.

RENT

£12,700 per annum excl.

OUTGOINGS

All utilities and buildings insurance are the responsibility of the tenant.

LEASE

A new FRI lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act 1954 are excluded.


GROUND FLOOR ENTRANCE


FIRST FLOOR

BUSINESS RATES

No business rates are payable by small businesses.

COSTS

All legal costs to be borne by the ingoing tenant.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.
Contact:

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