

# THE STUDIO

**Self-contained, high-quality office space**

**Available from Autumn 2025  
on all-inclusive, flexible terms**

**P.O.A**



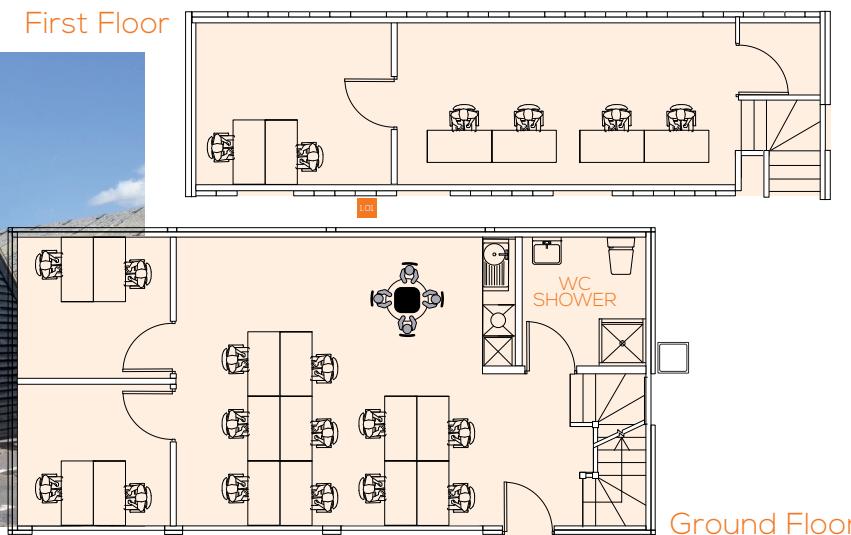
The Studio is split across two levels and comprises open-plan space and internal suites that can be used as private offices, meeting rooms or storage. Overall it can accommodate up to 20 workstations.

It enjoys an abundance of natural light and includes a dedicated kitchenette & WC/shower room.

This standalone and modern unit offers an inspiring and professional work environment. It provides private flex space and occupiers also benefit from access to the beautiful communal grounds and amenities within the extensively refurbished main building next door.



First Floor



Ground Floor



## THE SIMPLE SOLUTION TO MEET ALL YOUR OFFICE NEEDS

Our flexible licence agreements include all of the following for a fixed monthly licence fee:

- Rent, rates & service charges
- Utilities
- Furniture
- High speed fibre
- VOIP phone system
- Staffed main reception
- Mail services
- Cleaning
- Security
- 24/7/365 access
- Bookable meeting facilities
- Kitchen with tea & coffee consumables
- Breakout & collaboration spaces
- Landscaped gardens with seating
- Cycle storage
- Showers
- Statutory compliance
- Maintenance
- Building services
- On-site parking (subject to availability)



### LOCATION:

- ▶ Perfectly located in the centre of Farnham, surrounded by a large variety of retail and hospitality venues
- ▶ Close links to the A31 (Guildford/ Winchester trunk road) & the A331 connecting to Junction 4 of the M3 to London and Southampton
- ▶ Only 0.7 miles from Farnham train station, with direct trains to London Waterloo



Please contact us for a viewing: **01275 795 395** | [sales@chadwickbc.co.uk](mailto:sales@chadwickbc.co.uk)