

OFFICES
TO LET

TRAYNOR RYAN

LOW RENT + FLEXIBLE LEASE



863 – 3,483 Sq Ft (80.15 – 323.54 Sq M)

BENTLEY / SURREY

Mead House, Bentley Business Park GU10 5HY

- Only £10 psf per annum
- Flexible short-term leases
- Well-presented office
- Self-contained suites
- Centrally heated
- Ample private car parking



CHARTERED SURVEYORS & PROPERTY CONSULTANTS
VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

01252 794144

info@traynorryan.co.uk

LOCATION

The property is in a local commercial environment in the village of Bentley mid-way between the market towns of Farnham (4 miles east) and Alton (4 miles west), adjacent to the A31 trunk road. The local pub and shop is on the doorstep of this mixed-use environment. Communications are good with the A31 leading to the M3 at Winchester and A3 at Guildford. Bentley lies on a main line station with regular train services to Waterloo in approximately 70 minutes.

DESCRIPTION

The property comprises four self-contained suites across ground and first floors in a purpose-built office building.

FLOOR AREAS

The property has been measured in accordance with RICS Property Measurement Standards, 1st edition and has a net internal floor area totalling 3,483 sq ft.

		<i>Sq M</i>	<i>Sq Ft</i>
Ground Floor	Suite 1:	81.62	879
	Suite 2:	81.62	879
First Floor	Suite 3:	80.15	863
	Suite 4:	80.15	863

RENT

£10 per square foot per annum excl.

OUTGOINGS

All utilities are the responsibility of the tenant. The cost of buildings insurance, heating common items, water rates, cleaning, maintenance and refuse charges chargeable by way of service charge.

LEASE

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

BUSINESS RATES

		<i>RV</i>
Ground Floor	Whole suite:	£18,500
First Floor	Suite 3:	£10,250
	Suite 4:	£11,000

Small business multiplier 49.9 pence.

Small businesses may qualify for business rate relief.

COSTS

All legal costs to be borne by the incoming tenant.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.
Contact:

WARREN TRAYNOR

01252 794144

wt@traynorryan.co.uk