

ALL INCLUSIVE RENT



## 19 East Street, Farnham, GU9 7SD

Attractive character first floor office suite in town centre location

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	214 sq ft / 19.88 sq m
<b>Rent</b>	£730 per month all inclusive (plus VAT)
<b>Rates Payable</b>	£2,095.80 per annum 100% Small Unit Business Rates Relief applicable, subject to status
<b>Rateable Value</b>	£4,200
<b>EPC Rating</b>	E (102)

### Key Points

- Character Class E suite
- WC and kitchen facilities
- Flexible lease terms
- Convenient town centre location
- Short walk to Farnham BR station

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## DESCRIPTION

Comprising a single open plan office overlooking the courtyard, the accommodation comprises IPMS net internal floor area extending to:  
19.9 SQ M (214 SQ FT)

### AMENITIES:

- \* Male and Female WCs
- \* Fitted Kitchenette
- \* Carpeted, Heated and Lit Throughout
- \* High Ceilings and Period Features
- \* One Parking Space, if Required, by Separate Arrangement

## LOCATION

Located in the centre of Farnham on the south side of East Street the offices have a south facing aspect.

The town has an eclectic choice of shopping with national multiples and independent boutiques along with Sainsbury's, Waitrose and Lidl supermarkets.

The mainline station provides a fast and regular service to London Waterloo. The A31 Bypass connects with the A331 and the A3 to the east and in turn the M3 and M25 with the national motorway network beyond.

## TERMS

The offices are available by way of a new lease for a term by arrangement.

## RENT

£8,750 per annum / £730 per month all inclusive of utilities (plus VAT).

## RATES

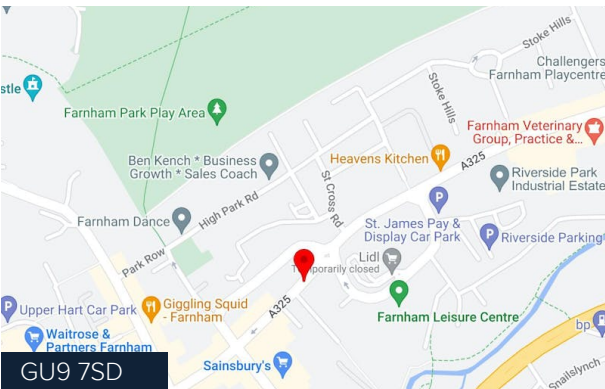
The suite should attract 100% Small Unit Business Rate Relief, subject to qualifying conditions.

## EPC

E/102

## LEGAL FEES

Each party to meet their own legal costs incurred in the transaction.



## Viewing & Further Information

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