



## The Kiln

Grange Road, Tongham, Farnham, GU10 1DJ

**Character office building with  
potential for other uses  
subject to planning**

**2,303 sq ft**  
(213.96 sq m)

- Freehold available with vacant possession
- Development potential, subject to planning
- Attractive character property
- Land for parking next to building

# The Kiln, Grange Road, Tongham, Farnham, GU10 1DJ

## Summary

|                |                      |
|----------------|----------------------|
| Available Size | 2,303 sq ft          |
| Price          | £450,000             |
| Rates Payable  | £15,344.25 per annum |
| Rateable Value | £30,750              |
| EPC Rating     | Upon enquiry         |

## Description

The property is a characterful office spread across three floors accessed via stairs located in one of the old Kilns. The freehold is available with vacant possession and has development potential, subject to planning.

## Location

Tongham is located just outside Farnham, with good road links via the Hogs Back and the A331 Blackwater Valley Relief Road. These provide easy access to the M3 and M25, connecting to the wider motorway network. The nearest national railway station is in nearby Ash, offering connections to Guildford, Reading, and Gatwick Airport.

## Accommodation

| Name   | sq ft | sq m  | Availability |
|--------|-------|-------|--------------|
| Ground | 694   | 64.47 | Available    |
| 1st    | 1,022 | 94.95 | Available    |
| 2nd    | 587   | 54.53 | Available    |

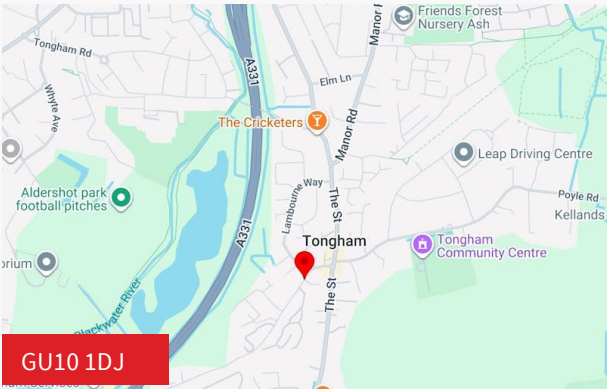
## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the sale.

Prices are quoted exclusive of VAT.



## Viewing & Further Information

Harry Ford  
01252 710822 | 07770 477386  
hford@curchodandco.com

Matthew Munday  
01252 710822 | 07742 336948  
mmunday@curchodandco.com

Nick Reeve  
01252 710822 | 07766 233878  
nreeve@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.)  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 18/11/2025

