



1 & 1a Abbey Business Park, Monks Walk

Farnham, GU9 8HT

Ground and first floor office with excellent on site parking

723 to 1,600 sq ft

(67.17 to 148.64 sq m)

- Established rural business park
- Redecorated throughout
- Generous on-site parking provision
- Flexible lease terms available
- Ground and first floor can be let separately

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Summary

Available Size	723 to 1,600 sq ft
Rent	£10,845 - £24,000 per annum
Business Rates	Details on application
EPC Rating	Upon enquiry

Description

Abbey Business Park is an established rural business park comprising a range of office and storage units.

Unit 1 & 1A comprises ground and first floor office accommodation, incorporating multiple meeting rooms together with kitchen, WC and shower facilities. The unit has recently been redecorated throughout, is carpeted, and benefits from ample power sockets and network cabling. Units 1 & 1A can be let as a whole or as two separate offices. The site also provides generous parking for staff and visitors.

Location

Abbey Business Park is situated approximately 1.5 miles south-east of Farnham town centre, in an attractive rural setting.

The A3 is easily accessible, with a fast connection to the M3 via the A331. Farnham's mainline railway station lies around 1 mile away, offering a journey time to London Waterloo of approximately 55 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 1A	723	67.17	Available
1st - 1	877	81.48	Available
Total	1,600	148.65	

Terms

The unit is available on the basis of a new effective full repairing and insuring lease. Rent will be exclusive of business rates, service charge, utilities and VAT.

Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the transaction.

Anti-Money Laundering

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



Viewing & Further Information

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

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

More properties @ [curchodandco.com](https://www.curchodandco.com)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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