



Impressive Head Quarters Office Building

Tilford House

Farnham Business Park, Farnham,
GU9 8QT

Office

TO LET

4,498 to 9,170 sq ft

(417.88 to 851.92 sq m)

- Well connected office park location
- Detached building over two floors
- 48 marked parking spaces
- Fitted space ready to occupy
- Attractive landscaped setting
- Walking distance to the town centre and railway station
- Practical mixture of open plan space with meeting rooms and break out areas

Tilford House, Farnham Business Park, Farnham, GU9 8QT

Summary

Available Size	4,498 to 9,170 sq ft
Rent	£189,850.00 per annum passing for the whole building
Rates Payable	£107,520 per annum approx, from April 2023. For the whole.
Rateable Value	£210,000
Service Charge	N/A
Estate Charge	An estate charge will be payable
EPC Rating	C (53)

Description

Tilford House is an attractive modern detached office building set in a well landscaped established business park. The building is fully fitted and suitable for immediate occupation having been refurbished by CALA HOMES just a few years ago. The space is well laid out over two floors as a mixture of open plan working areas, meeting rooms, management offices and break out space. The first floor is served by both a lift and a wide staircase. The property benefits from 48 allocated parking spaces with an excellent ratio of 1:191 with electric car charging already installed.

Location

Farnham Business Park is well located just off the A31 with Farnham town centre and railway station within walking distance. Trains to London Waterloo take approximately 55 minutes. There is rapid access to the M3 (Jn 4) via the A331 dual carriageway. Heathrow and Gatwick Airports are both less than a one hour drive.

Accommodation

Name	sq ft	sq m
Ground	4,498	417.88
1st	4,672	434.04
Total	9,170	851.92

Viewings

By prior arrangement with the agents.

Business Rates

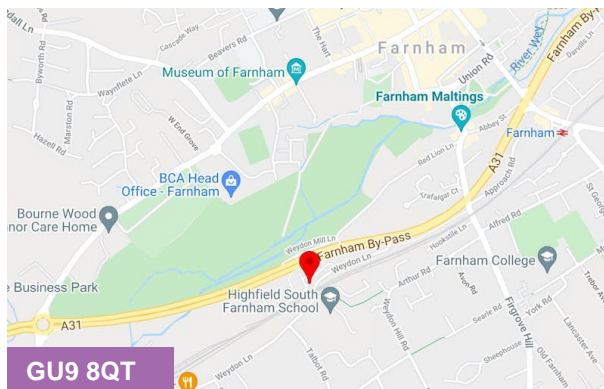
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures quoted are exclusive of VAT, which may be chargeable.



Viewing & Further Information



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