



## The Barley Room

Kiln House Studios, Badshot Farm Lane, Farnham, GU9 9HY

**The Barley Room offers ground floor offices in an attractive business environment in a listed period building.**

**528 sq ft**  
(49.05 sq m)

- Ground Floor
- Semi-Rural Development
- Ample Parking
- Period Features
- Communal Gardens

# The Barley Room, Kiln House Studios, Badshot Farm Lane, Farnham, GU9 9HY

## Summary

<b>Available Size</b>	528 sq ft
<b>Rent</b>	£9,500 per annum
<b>Business Rates</b>	No rates are payable by small businesses.
<b>Service Charge</b>	£4 per sq ft *Annual charge. Subject to change*
<b>EPC Rating</b>	E (117)

## Description

The Barley Room offers ground floor offices in an attractive business environment in a listed period building with, kitchenette, carpeting, cat II lighting and electric heating.

## Location

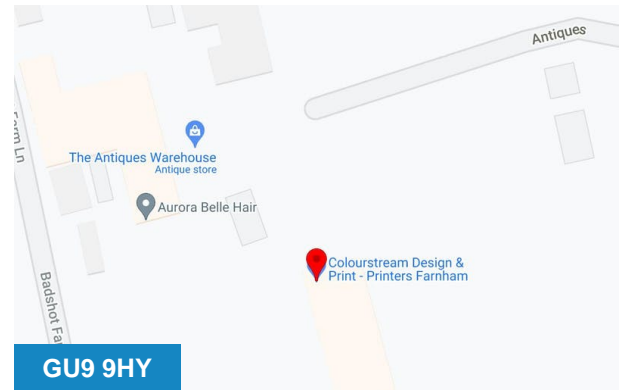
The Kiln House Studios offer a semi rural environment. Badshot Farm Lane is located close to the A31 Guildford to Farnham trunk road.

Well located for all towns in the Blackwater Valley, and the A3, M3 motorways for access to London and the South Coast. Farnham town centre lies approximately 3 miles to the west where the Georgian town's shops, bars and restaurant facilities can be found. More local facilities include a number of public houses. Aldershot town centre is located approximately 3 miles to the North. The mainline stations of Aldershot or Farnham offer train services to London, Reading, Gatwick and South Coast in under an hour.

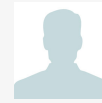
## Accommodation

The accommodation comprises of the following NIA:

Name	Sq ft	Sq m
Ground	528	49.05



## Viewing & Further Information



**Oscar Traynor**

01252 794144

ot@traynorryan.co.uk