Office

TO LET

CURCHOD&CO



Second Floor (Part), Gostrey House

Union Road, Farnham, GU9 7PT

High Quality Office in Prestigious Town Centre Building

1,430 sq ft

(132.85 sq m)

- Air conditioning
- Suspended ceilings with LED lighting
- Passenger lift
- Dedicated kitchenette
- Shared WC facilities
- Town Centre location
- Parking - TBC

Second Floor (Part), Gostrey House, Union Road, Farnham, GU9 7PT

Summary

Available Size	1,430 sq ft
Rent	£39,325 per annum
Business Rates	Details upon application
Service Charge	TBC
EPC Rating	C (61)

Description

The available suite is located on the second floor of this prestigious building. It is self-contained with its own kitchenette, and benefits from air conditioning and suspended ceilings with LED lighting.

The tenant will also have exclusive use of a meeting room. Shared WCs are provided on the second floor, which is served by a passenger lift.

Location

Gostrey House occupies a prominent position in the heart of Farnham town centre, directly opposite Gostrey Meadow and next to the Central car park. The town's shops, cafés and restaurants are all within easy walking distance.

Farnham is a historic market town on the Surrey/Hampshire border, close to Guildford, Farnborough, Fleet, Camberley and Aldershot. The A31 links to the Blackwater Valley Route (A331), giving fast access to Junction 4 of the M3 at Frimley. Farnham's mainline railway station a short walk away, with direct trains to London Waterloo in around 53 minutes.

Terms

A new sublease is available for a term to be agreed, expiring no later than 22 December 2031. The sublease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954 and is subject to the superior landlord's consent.

The rent is exclusive of business rates, service charge, utilities and VAT. The subtenant will pay a proportion of these costs, calculated pro rata to floor area, together with a fair proportion of the costs of the shared entrance area serving the suite.

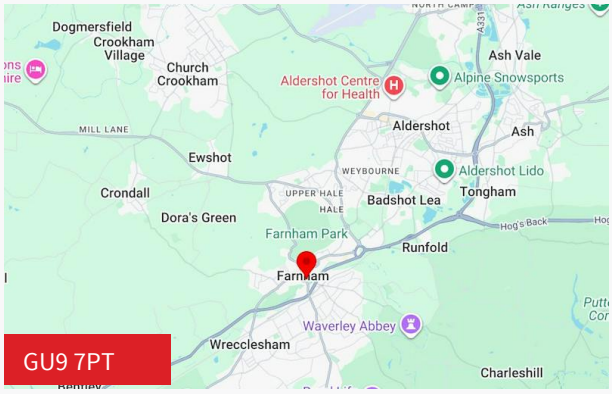
Legal Costs / VAT

Each party to be responsible for their own legal costs incurred in the transaction.

Prices are quoted exclusive of VAT which may be charged.

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

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

Nick Reeve
01252 710822
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 10/11/2026