



Clarendon House

60/62 Downing Street, Farnham, GU9 7PN

Farnham Town Centre Freehold Office Investment

8,051 sq ft
(747.96 sq m)

- Located prominently in the affluent and historic market town of Farnham
- Freehold three storey building extending to 8,051 sq ft NIA
- 15 allocated parking spaces
- Let to Leightons Holdings Limited until 29th April 2026 with a passing rent of £155,000 pa
- Suitable for a range of alternative uses subject to the necessary planning permission

Summary

Available Size	8,051 sq ft
Price	£1,950,000
Rates Payable	£59,940 per annum
Rateable Value	£108,000
EPC Rating	C (74)

Description

Clarendon House is a highly attractive three storey office building. Arranged over ground and two upper floors, the building provides contemporary office accommodation with natural light on three elevations and is largely open plan with the current tenant having partitioned the accommodation to create meeting rooms, private offices and break out areas. The property also benefits from a kitchen, WCs on every floor and shower facilities at ground floor level. There are 15 allocated parking spaces accessed via the rear of the property including ground floor level undercroft parking extending to approximately 1,270 sq ft.

Location

Farnham benefits from excellent road communications via the Blackwater Valley Relief Road (A331) which links with Junction 4 of the M3 motorway, approximately 8 miles to the north, Junction 12 of the M25 (London orbital) is within easy reach via the A31 linking with the A3, approximately 20 miles to the north east. Rail links are also excellent with regular direct train services from Farnham station to London Waterloo (approximate journey time 56 minutes). Farnham mainline railway station also provides regular direct services to Woking, Guildford and Clapham Junction with an approximate journey time of 23,23 and 51 minutes respectively.

Clarendon House is situated in the heart of the town centre next to the Central car park (pay and display) and within two minutes’ walk of the Wagon Yard car park (long stay). The building is situated approximately 0.3 miles from Farnham mainline railway station. Less than 100 metres away are the main retail, restaurant and cafes on offer at Farnham including the award winning Lion & Lamb Yard shopping centre which is anchored by a Waitrose supermarket.

Accommodation

The property comprises the following areas:

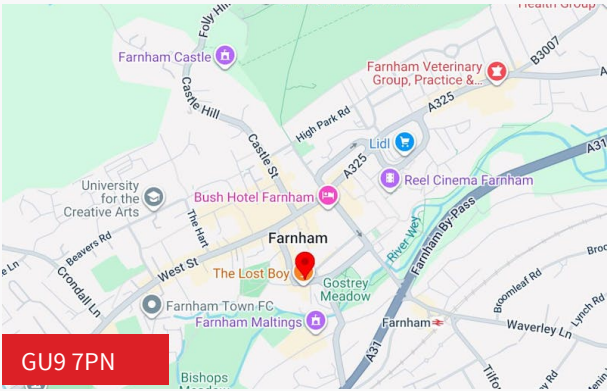
Floors	sq ft	sq m
Ground	2,099	195
1st	3,369	312.99
2nd	2,583	239.97
Total	8,051	747.96

Tenancy

The property is let in its entirety to Leightons Holdings Limited under a 25 year FRI lease expiring on 29th April 2026 at a rent of £155,000 pa. A copy of the lease and other supplemental documentation can be made available on request.

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.



Viewing & Further Information

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