

PROPERTY DETAILS

OFFICE + PARKING TO LET

Location:	FARNHAM, SURREY
Property:	Molex House, Millennium Centre, GU9 7XX
Size:	2,141 Sq Ft (198.94 Sq M)



- **Prime Office – Low initial rent**
- **12 Car Spaces (1:178 sq ft)**
- **High Specification**
- **Town centre 10 min walk**
- **Mainline station 18 min walk**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

Ryjas House
Farnham
Surrey GU10 4RG
www.traynorryan.co.uk



Location

Affluent Market Town near to Blackwater Valley Employment Area.

Fringe of town centre location: 10 minutes' walk (0.5 mile)

A31 Dual carriageway: 2 minutes' drive.

Farnham Mainline Rail Station: 18 minutes' walk.

Description

South wing, first floor. High class office. Purpose built 1999. Refurbished 2013 to include new air conditioning. Modern prime offices with suspended ceilings, underfloor cable management, lift, shower, and kitchenette. Mainly open plan, board room.

Car parking : 12 spaces

Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 1st edition and has an IPMS 3 – Office floor area of 2,141 Sq Ft

Rent

£30,000 per annum exclusive of all other outgoings (and VAT if applicable)

Sub lease rent on application.

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, common items, water rates, common cleaning & maintenance etc. is chargeable by way of service charge.

Lease

A new sub lease at a rent to be agreed, or an assignment of an existing lease expiring June 2023 at £30,000 pax reviewable June 2018 to market value

Business Rates

Rates payable for 2016 – 2017 are £14,661.50 pa

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

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Costs

All legal costs to be borne by the ingoing tenant.



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** Asset Rating D. **Published:** Jan / 2017.