

PROPERTY DETAILS

OFFICE TO LET

Location: FARNHAM, SURREY

Property: The Creative Studio, Runfold St George, GU10 1PL

Size: 1,341 Sq Ft (124.6 Sq M)



- **Conveniently located new development**
- **Completion Spring 2018**
- **Contemporary open plan studio**
- **Semi-rural courtyard location**
- **Ample car parking**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Farnham
Surrey GU9 8BB
www.traynorryan.co.uk



Tel: 01252 794144

Email: info@traynorryan.co.uk

Location

2.5 miles East of Farnham market town centre.

A31 Dual carriageway (Farnham – Guildford; Blackwater – M3) : 1 minute

Farnham Mainline Rail Station (for London Waterloo 55 mins): 2.5 miles

Description

New well specified fittings in a part refurbished and part newly constructed self-contained office.

- Kitchen, shower & WCs
- First floor office studio
- Central heating
- Double glazing
- High insulation
- Broadband

Private adjacent ample parking area.

Floor Areas

The property is measured in accordance with RICS Property Measurement Standards, 1st edition and has the following IPMS 3 – Office floor area:

		Sq M	Sq Ft
First Floor	Office	124.61	1341
	Low height	28.86	311
Ground Floor	Kitchen	3.19	34
	Total	156.66	1686

Rent

£24,500 per annum exclusive of all other outgoing (and VAT if applicable)

Outgoings

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

Lease

A new lease is available on terms to be agreed.

Business Rates

We anticipate that the property will attract a rateable value of circa £15,000, meaning rates payable are estimated at £6,700 pa

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

wt@traynorryan.co.uk

Costs

All legal costs to be borne by the incoming tenant.



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