

PROPERTY DETAILS

COMMERCIAL USE BUILDING

B1, D1 or D2 USE

TO LET / MAY SELL

Location:	FARNHAM, SURREY
Property:	Unit A2 Endeavour Place, Coxbridge Business Park GU10 5EH
Size:	1,100 – 2,200 Sq Ft (102.1 – 204.2 Sq M)



- Available in floors or as a whole
- Modern flexible office building
- High quality open plan space
- Dedicated car parking
- Glass boardroom
- Modern lighting
- From £16,500 pa.
- Freehold £500,000

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

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



Location

Easily accessible location adjacent to the A31 dual carriageway close to the market town of Farnham.

Guildford 12 miles west.

Basingstoke 16 miles east.

Town Centre & Mainline Train Station (London Waterloo 55 Mins): 1.3 miles

Description

Mid terraced • two storeys • built circa 2005 • well-presented • modern construction • suspended ceiling • heating • integral modern lighting

Floor Areas

The property has the following GIA floor area:

Ground Floor: 102.1 Sq M (1,099 sq Ft)

First Floor: 102.1 Sq M (1,099 sq Ft)

TOTAL: 204.2 Sq M (2,198 sq Ft)

Rent & Price

£15 psf per annum exclusive of all other outgoings (and VAT if applicable). Freehold £500,000

Outgoings

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

Lease

A new FRI lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

Business Rates

Rates payments are estimates at £6.87 psf. The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £30,265

The UBR (2020/2021) is 0.499.

Normal rates payments = RV x UBR.

Exceptions occur due to transitional relief and / or small business relief. Contact Waverley for more information.

Viewing

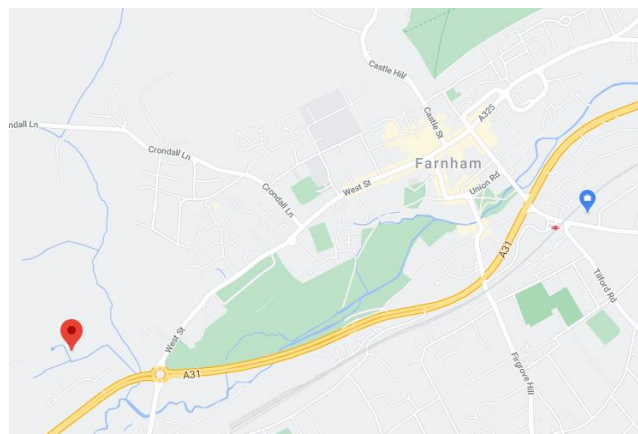
Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

wt@traynorryan.co.uk

Costs

All legal costs to be borne by the 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:** Historic Rating B. Updated rating in progress. **Published:** 10 / 20.