

AIR-CONDITIONED OFFICES

TO LET



Owen Shipp
COMMERCIAL

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EGi's Most Active Dealmaker - Surrey 2018/19



**UNIT 9 ROMANS BUSINESS PARK, EAST STREET,
FARNHAM, GU9 7SX**

Serviced Office Suites

Sizes Range Between 186 sq. ft. and 328 sq. ft.

On-Site Allocated Parking

Air-Conditioned

Town Centre Location with Easy Access to A31



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1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
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Location

Unit 9 is located just off of East Street (A325) in central Farnham behind Carpet Right and Majestic Wine. The shops and restaurants of the Town Centre are a short walk from the property and Farnham mainline station is just over 1 kilometre away, with services into Alton and London Waterloo. East Street connects with the A31 which provides access to Guildford, Winchester and the M3 at Frimley.

Description

This property is a modern two-storey light-industrial building with offices on the first floor level. These offices benefit from air-conditioning, uPVC windows and recessed panel lighting. In front of the building there are seven parking spaces, all to be allocated with these available offices. There are also male and female WCs and a kitchenette/ tea point (to be installed).

Accommodation

Office 1: 17.26 sq. m. / 186 sq. ft.

Office 2: 19.32 sq. m. / 208 sq. ft.

Office 3: 30.48 sq. m. / 328 sq. ft.

Office 4: 26.51 sq. m. / 285 sq. ft.

Total: 128.04 sq. m. / 1378 sq. ft.

N.B: Also available as a whole

License Fee

Office 1: £400 per month

Office 2: £435 per month

Office 3: £685 per month

Office 4: £600 per month

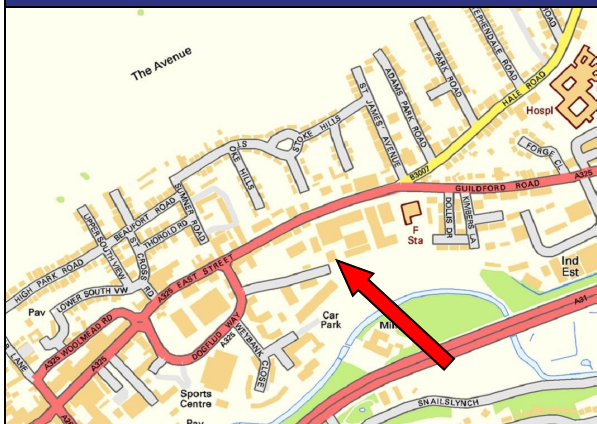
License

Available on 12 month license agreement. The license fee is inclusive of service charge and utilities, but exclusive of telecoms and business rates.

EPC:

Rating: C - 66

Map



Internal Picture



Rates

To be separately assessed. 100% small business rate relief may be available.

Legal Costs:

Each party to bear their own legal costs incurred in the transaction (if any).

Viewing

Strictly by appointment with the sole agent:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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