



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

**GROUND FLOOR OFFICES
WITH GLAZED FRONTAGE**

TO LET

MAY ALSO SUIT RETAIL/CLINIC USES



**CLARENCE HOUSE
MILFORD ROAD
ELSTEAD
GU8 6HP**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quoted are net of VAT.

LOCATION: The premises are situated fronting onto the Elstead Road, which gives easy access to Farnham and Godalming town centres and the A3 at Milford. Local shopping is available with a larger range of facilities at Godalming, Farnham and Guildford.

Mainline railway stations at Milford and Godalming each provide a fast and regular service to London Waterloo on the Portsmouth line. The A3 gives access to the south coast, London and the M25 with the national motorway network beyond.

DESCRIPTION: The premises are well presented, modern Ground Floor offices, which would also suit some Retail, Leisure and Clinic Users. The IPMS 3 net internal areas comprise:

GROUND FLOOR 51.64 SQ M (555 SQ FT)

AMENITIES:

- * Self-Contained
- * Kitchenette with Male and Female WC Facilities
- * Air Conditioning and Underfloor Heating
- * Three Allocated Parking Spaces
- * New Flexible Lease Terms

TERMS: The premises are immediately available by way of a new lease

RENT: £12,000 per annum exclusive, subject to VAT.

RATES: Rateable Value £5,300 payable at 49.9 in the £ (2023/2024)
Small Business Rates relief should be available on these premises making them exempt for rates for qualifying occupiers.

EPC: TBA

VIEWING: By appointment through sole agents **Park Steele 01252 717979**

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

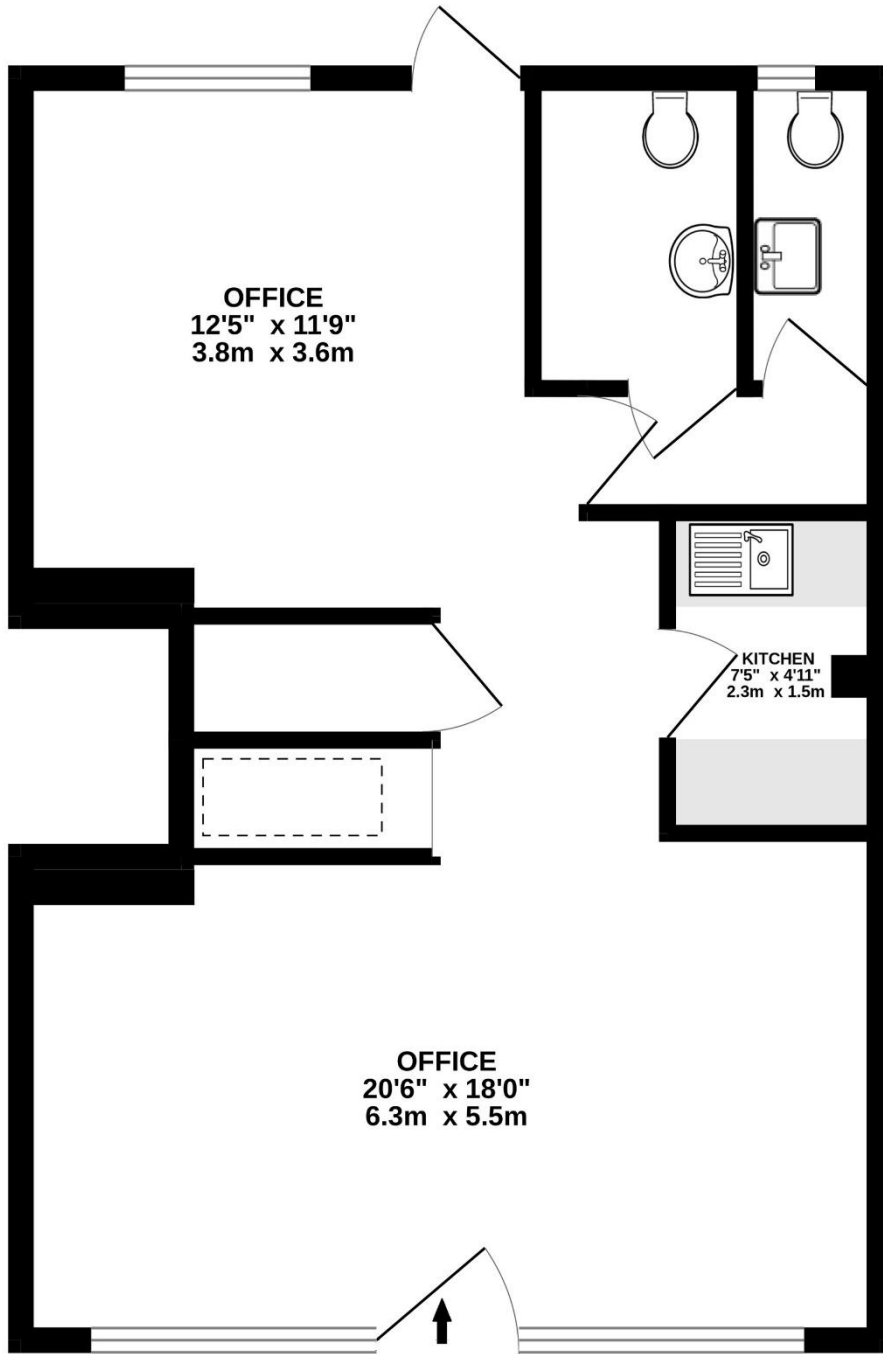
Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.







WWW.PARKSTEELE.COM



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

TOTAL FLOOR AREA : 555 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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