



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

APPEALING OFFICES IN SOUGHT AFTER LOCATION

TO LET

May Also Suit Alternative Uses



Estate Agent Act: The marketing agent declares an interest in this property.

**6 ST GEORGES YARD
CASTLE STREET
FARNHAM
GU9 7LW**

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 quotes are net of VAT.

6 St Georges Yard, Castle Street, Farnham, GU9 7LW T: 01252 717979

LOCATION: St Georges Yard is an attractive courtyard of offices located off Castle Street within the centre of the busy and prosperous market town of Farnham. It is within an easy walk of the town centre and parking, and a short walk from Farnham station.

The town offers a range of shopping facilities including Waitrose, Sainsbury's and Lidl together with a range of national and independent shops and boutiques.

The A31 provides direct links with the A3 and via the A331 the M3 with the national motorway network beyond. The towns mainline station provides a fast and regular commuter service to London Waterloo.

DESCRIPTION: The premises comprise a modern, detached, two storey purpose-built office with individual rooms accessed from an open plan reception area on the ground floor. The space is versatile, ideal for users to occupy one office or the entire first floor.

Offices are available at rents inclusive of utilities

Office 1	13.05 SQM	(140 SQFT)	£600.00 PCM
Office 2	9.06 SQM	(98 SQFT)	£425.00 PCM
Office 3	7.70 SQM	(82 SQFT)	LET
Office 4	11.76 SQM	(127 SQFT)	£550.00 PCM
Office 5	11.22 SQM	(121 SQFT)	£550.00 PCM
Office 6	18.60 SQM	(200 SQFT)	£750.00 PCM
Office 7	11.84 SQM	(127 SQFT)	£550.00 PCM

The above rents will be subject to VAT.

AMENITIES:

- * Kitchenette & WC Facilities
- * Carpeted and Heated Throughout
- * Bright and Spacious Reception Area

TERMS: Flexible terms, please enquire. There is some parking on site, available by negotiation.

EPC: D 97

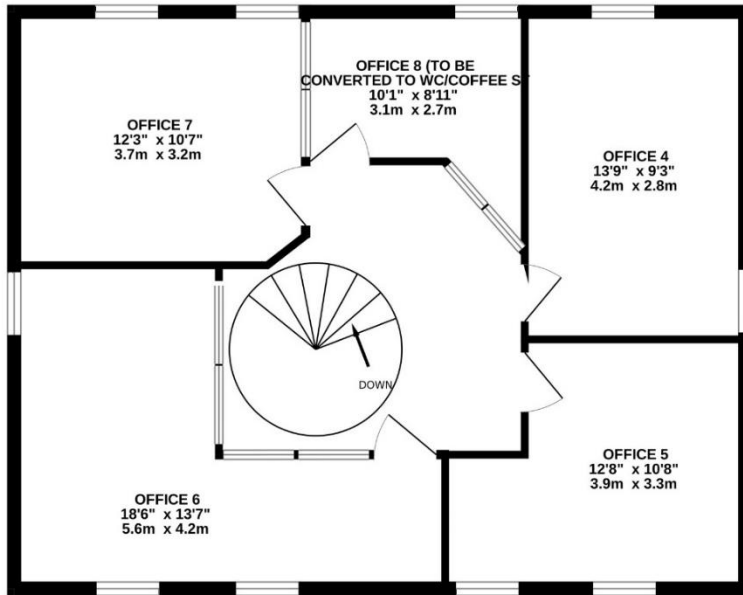
VIEWING: By appointment through sole agents **Park Steele 01252 717979**

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

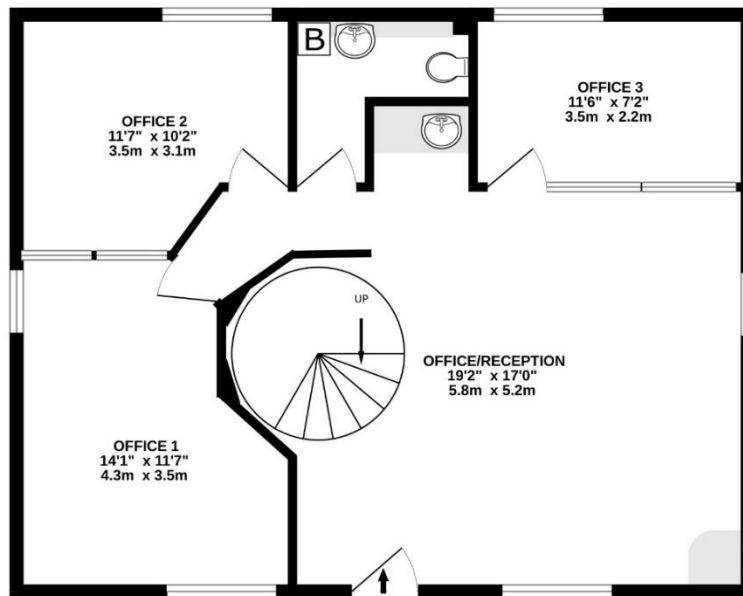
Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction







1ST FLOOR
781 sq.ft. (72.6 sq.m.) approx.



GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.

TOTAL FLOOR AREA : 1552 sq.ft. (144.2 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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