



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

CHARACTER SELF-CONTAINED OFFICES

TO LET

*Would Also Suit Various Alternative
Users Including Health and Welfare*



**1 THE COURTYARD
CLARE PARK
CRONDALL
FARNHAM
GU10 5DT**

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.

LOCATION: The premises enjoy a pleasant and peaceful rural environment with views over surrounding countryside but within a few minutes' drive of Farnham town centre.

Local shopping is available in Crondall, and Farnham is close at hand offering a wide choice of shopping with a mainline station serving London Waterloo. Junction 5 of the M3 is within a short distance giving access to the national motorway network.

DESCRIPTION: A single storey character building offering bright, open plan accommodation with IPMS net internal floor areas extending to:

100.00 SQ M (1,076 SQ FT)

AMENITIES:

- * Male and Female WCs
- * Fitted Kitchenette
- * Heated and Lit Throughout
- * High Ceilings and Period Features
- * **Tenants Choice of Floor Covering**
- * On Site Parking

TERMS: The premises are available by way of a new lease for a term by arrangement.

RENT: £16,000 per annum exclusive.

RATES: Rateable Value £14,250 payable at 49.9p in the £ (2024/2025)
Some Small Business Rates relief should be available on these premises for qualifying occupiers.

EPC: To Be Confirmed

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
1076 sq.ft. (100.0 sq.m.) approx.

TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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