



# ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

**TO LET**  
**CHARACTER OFFICES WITH PARKING**  
**Rooms From 165 SQ FT – Flexible Leases**



**RED LION HOUSE**  
**BENTLEY**  
**FARNHAM**  
**GU10 5HY**

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 offices are situated within the centre of Bentley village, close to local amenities and with immediate access to the A31, which connects with the A331 and the A3, each linking with the M3 and M25 respectively.

Bentley has its own mainline rail station (serving London Waterloo) and is located equidistant between the towns of Alton and Farnham.

**DESCRIPTION:** Red Lion House comprises an attractive detached two storey office building and individual rooms are available for immediate occupation. **Suites are available at rents inclusive of utilities:**

First Floor Room 1	227 SQ FT	<b>£542 per month plus VAT</b>
First Floor Room 3	173 SQ FT	<b>LET</b>
First Floor Room 4	231 SQ FT	<b>£540 per month plus VAT</b>
Ground Floor Room 7	195 SQ FT	<b>LET</b>

**AMENITIES:**

- \* On Site Parking
- \* Refurbished Toilet and Kitchen Facilities
- \* Carpeted, Heated and Lit Throughout

**TERMS:** The premises are available in any combination by way of flexible leases for a term to be agreed at the rents outlined above **inclusive of rent, external repairs, utilities.**

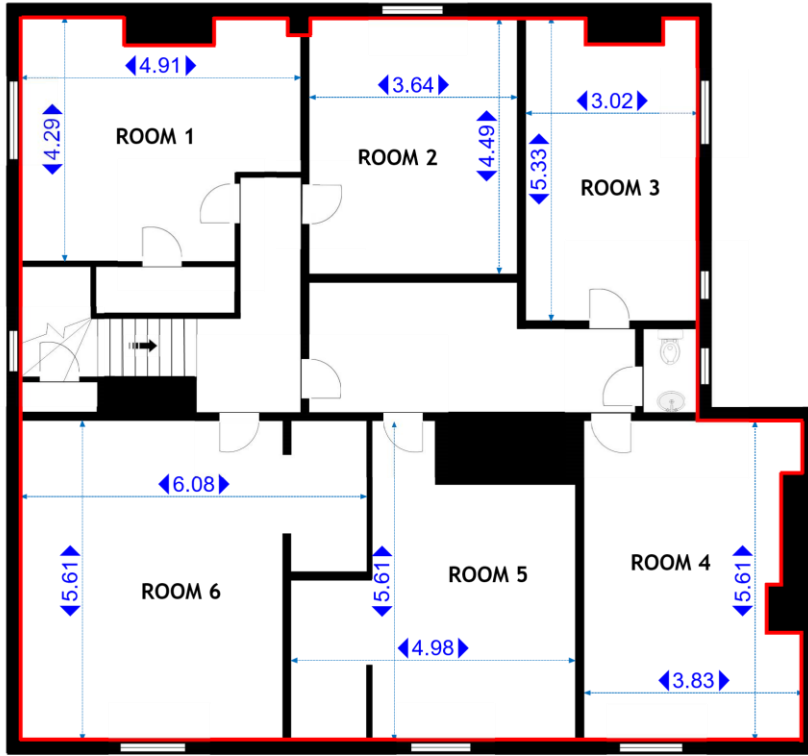
Tenant only has to deal with cleaning and telephones to their own room(s)

**RATES:** ***All of the rooms are separately assessed for rates and qualifying occupiers should be exempt under Small Business Rates regime.***

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







FIRST FLOOR

