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FOR SALE

WORKSHOP WITH OFFICES– 5,951 SQ FT (553 SQ M)

Unit 9 Romans Business Park, East Street. Farnham, Surrey, GU9 7SX

DESCRIPTION

Unit 9 comprises a detached office/ workshop that has been extensively modified internally, with the addition of a 100% coverage mezzanine floor, and is now a two storey business/office unit with a roller shutter door. The unit has air conditioning throughout and kitchens and WC facilities

LOCATION

Unit 9 occupies a central Farnham location just off East Street (A325), situated behind Carpetright and Majestic Wine. The town centre's range of shops, cafés and restaurants are within easy walking distance, while Farnham railway station is approximately 1 km away, providing regular services to Alton and London Waterloo. East Street also offers convenient access to the A31, which links directly to Guildford, Winchester and the M3 motorway via Frimley.

ACCOMMODATION (NET INTERNAL AREA)		
	SQ FT	SQ M
1 st Floor	3,005	279.17
Ground Floor	2,946	273.69
TOTAL	5,951	553.00

- AMENITIES / OPPORTUNITY**
- Suspended Ceilings with recessed lighting
 - Perimeter Trunking
 - Fair finished walls throughout
 - On site car parking
 - Air Conditioning

QUOTING PRICE

£695,000 for the Freehold interest.

RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

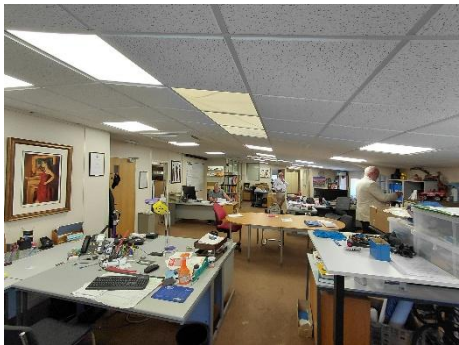
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

To be reassessed..



VIEWINGS –

Elliot Hope t: 07860 506885 e: ehope@shw.co.uk

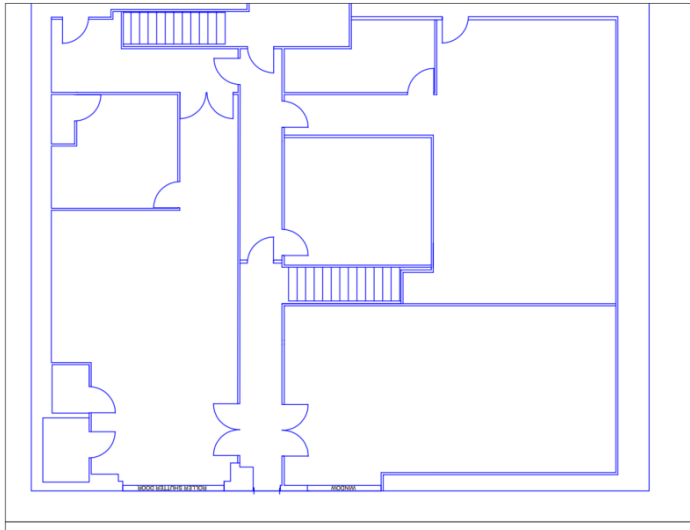
Tim Shaw t: 07834 62672 e: tshaw@shw.co.uk



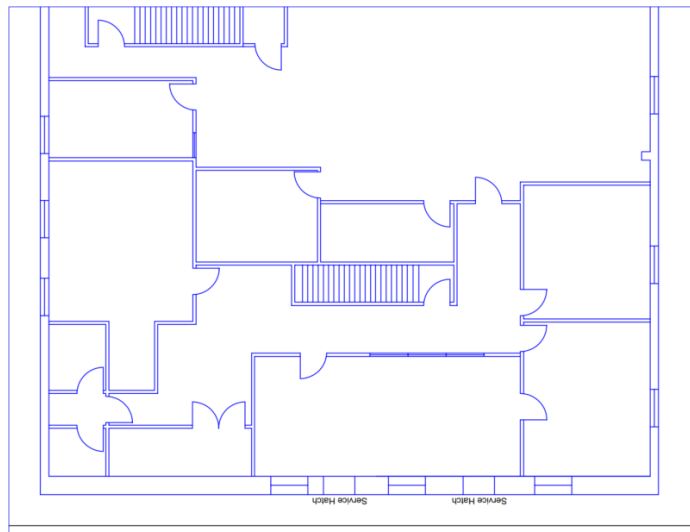
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GROUND FLOOR



1ST FLOOR



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