Office, Serviced Office

TO LET

CURCHOD&CO



Red Lion House, Bentley

Bentley, Farnham, GU10 5HY

Characterful office suites available on flexible terms

163 to 394 sq ft

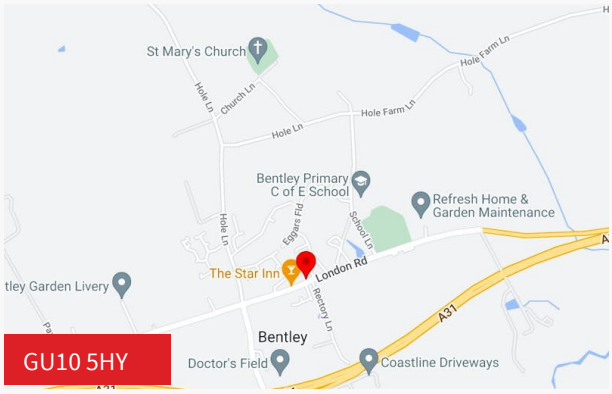
(15.14 to 36.60 sq m)

- Rent inclusive of heating, lighting, water, building repairs, landscaping, cleaning of common parts and car parking
- Flexible terms with quick move in times
- Communal WC/kitchen/break out facilities
- Carpeted throughout with gas central heating
- Close proximity to local amenties within Bentley village
- Mainline railway station within walking distance

Red Lion House, Bentley, Bentley, Farnham, GU10 5HY

Summary

Available Size	163 to 394 sq ft
Rent	Subject to Contract & exclusive of VAT. Rent inclusive of heating, lighting, water, building repairs, landscaping, cleaning of common parts and car parking
Business Rates	The suites should qualify for full rates relief. Further details can be provided by the Local Authority
Service Charge	N/A
EPC Rating	D (98)







Description

Red Lion House is an attractive Grade II listed two storey building situated in Bentley Village.

The available accommodation comprises office/consulting rooms which are available to let immediately on a semi-serviced basis. Internally the suites are carpeted throughout with strip lighting and gas central heating. The tenants have use of the communal kitchen/break out and WC facilities. Each suite benefits from 1 parking space and the free parking available on the main road.

Location

Red Lion House is situated in Bentley which is a picturesque, rural village. Bentley offers a range of amenities, these include a village shop, a post office, a pub, and a village hall.

The property is approximately 1 mile from Bentley mainline railway station (London Waterloo approximately 1 hour) and approximately 4 miles south of Farnham with the A31 trunk road linking directly to the Blackwater Valley Relief Road (A331) which in turn provides fast and easy access to the M3 at Camberley.

Accommodation

The available accommodation comprises the following areas measured on a net internal area basis:-

Name	sq ft	sq m	Rent	Availability
Suite - 3	163	15.14	£4,950 /annum	Available
Suite - 4	231	21.46	£6,500 /annum	Available
Suite - 7	194	18.02	£7,000 /annum	Available

Terms

The suites are available on Licences for a period of 12 months. On the basis of the simplicity of the Licence Agreement it is possible for an incoming tenant to have possession quickly. All prices are quoted exclusive of VAT which may be charged.

Legal Costs

The Landlord will cover the cost of preparing the Licence Agreement.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 12/08/2026


Red Lion
House

















