# E (Commercial / Business / Service), Office

TO LET

CURCHOD&CO



## The Oast House

5 Mead Lane, Farnham, GU9 7DY

## Character town centre office suites

174 to 4,086 sq ft

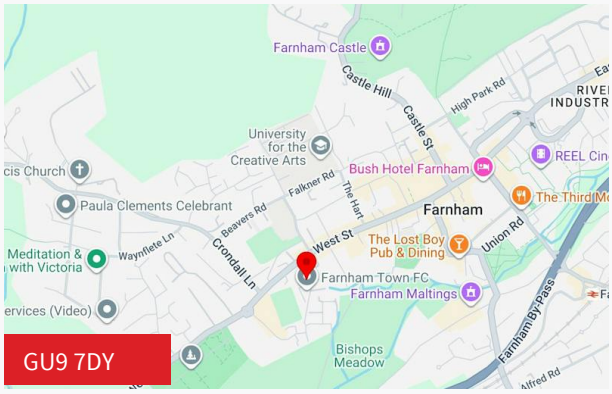
(16.17 to 379.60 sq m)

- On site parking
- Flexible terms available
- Attractive listed building
- Close to Farnham town centre
- Multiple suites available

# The Oast House, 5 Mead Lane, Farnham, GU9 7DY

## Summary

| | |
|---|---|
| Available Size | 174 to 4,086 sq ft |
| Rent | Rent on application |
| Business Rates | Details upon request |
| Service Charge | Details upon request |
| EPC Rating | E (102) |








## Description

The Oast House is an attractive Grade II listed building that provides office accommodation, with modern facilities and plenty of period character. It is divided into 11 self-contained suites, offering a range of sizes and layouts to suit different businesses.

The property is on Mead Lane, opposite Farnham Town Football Club and within 500m of Farnham town centre. Lion & Lamb Yard is close by, with its mix of retailers, cafés and restaurants, anchored by Waitrose.

## Location

The property is located on Mead Lane and accessed via West Street which is a short walk from The Hart public car park and the extensive range of town centre facilities. Road communications are excellent with the Blackwater Valley route (A331) providing a direct dual carriageway access from the A31 to Junction 4 of the M3 at Frimley. Farnham is served by a mainline railway station with a direct line to London Waterloo (55 minutes).

## Accommodation

The accommodation comprises of the following

| Name | sq ft | sq m |
|---|---|---|
| 1st - Suite 3 | 1,074 | 99.78 |
| 1st - Suite 5 | 879 | 81.66 |
| 1st - Suite 5A | 705 | 65.50 |
| Ground - Suite 6 & 6D (industrial) | 1,052 | 97.73 |
| Ground - Suite 6C | 174 | 16.17 |
| Ground - Suite 8A | 202 | 18.77 |

## Terms

Each unit is available on a new lease or licence directly from the landlord.

Rents quoted are exclusive of business rates, service charge and building insurance. A service charge is levied to cover the common costs of occupation, further details on enquiry.

## Anti Money Laundering

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

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

## Viewing & Further Information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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**
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