Office
TO LET

CURCHOD&CO



43 Downing Street

Farnham, GU9 7PH

First floor office with two parking spaces

920 sq ft

(85.47 sq m)

- Two allocated parking spaces
- Town Centre Location
- Suitable for a range of uses
- WC and Kitchen Facilities
- Electric heating throughout

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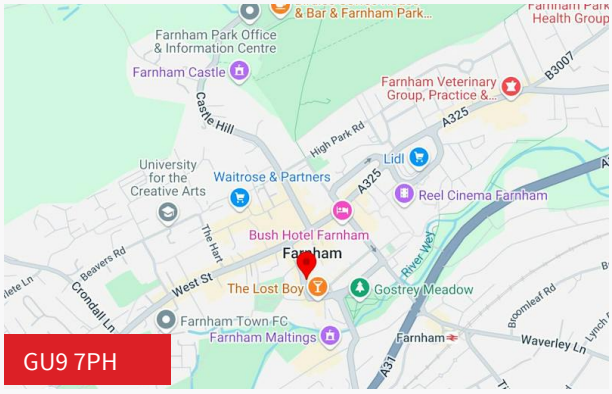
Summary

Available Size	920 sq ft
Rent	£13,800 per annum
Rates Payable	£6,861.25 per annum The property should qualify for small business rates relief. Further information can be provided by the Local Authority.
Rateable Value	£13,750
EPC Rating	Upon enquiry







Description

The available accommodation is due for refurbishment and comprises a first-floor office suite, which is partitioned throughout with various rooms, including a reception area. The suite benefits from two allocated parking spaces and offers kitchen and WC facilities.

Location

The office suite is located on Downing Street, in the heart of Farnham town centre. It is within walking distance of multiple public car parks, including the Central and Waggon Yard car park.

Farnham offers excellent road links, with the A31 Guildford/Winchester trunk road just a short distance away, providing fast access to the A3 at Guildford and the M3 via the A331.

Farnham's mainline railway station is also within close walking distance, offering direct services to London Waterloo in under an hour.

Terms

The office is available on a new lease for a term to be agreed. The rent is exclusive of business rates, building insurance, service charge, utilities etc and VAT.

Legal Costs

Each party to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT.

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.

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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