Office

TO LET

CURCHOD&CO

2 Abbey Business Park (First Floor)

Monks Walk, Farnham, GU9 8HT

First floor office with excellent on site parking

819 sq ft

(76.09 sq m)

- Established rural business park
- Ample on-site parking for staff and visitors
- Flexible lease terms available
- WC and kitchen facilities
- LED strip lighting
- Carpeted throughout

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Summary

Available Size	819 sq ft
Rent	£12,750 per annum
Rates Payable	£4,320 per annum The unit should qualify for 100% small business rates relief
Rateable Value	£10,000
EPC Rating	D (89)

Description

Abbey Business Park is an established rural business park comprising a range of office and light industrial accommodation.

Unit 2 comprises a first floor office which benefits from a meeting room, kitchen and 2 WC's. The unit is carpeted throughout and benefits from LED strip lighting, network points/cabling that could be utilised, and ample power sockets. The site benefits from a generous amount of parking for staff and visitors.

Location

Abbey Business Park is located approximately 1.5 miles south east of Farnham town centre in an attractive rural setting.

The A3 is easily accessible with a fast link to the M3 via the A331. Farnham's mainline railway station is approximately 1 mile distance, with a journey time to London, Waterloo of approximately 55 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Left hand side	325	30.19
1st - Right hand side	445	41.34
1st - Whole	819	76.09

Terms

The unit is available on the basis of a new effective full repairing and insuring lease. Rent will be exclusive of business rates, service charge, utilities and VAT.

Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the transaction.

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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