



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
- Generous on-site parking provision
- 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	£4,740.50 per annum The rating assessment is for the whole of the 1st floor. The unit should qualify for 100% small business rates relief
Rateable Value	£9,500
EPC Rating	D (89)

Description

Abbey Business Park is an established rural business park comprising a range of office and storage units.

Unit 2 comprises a first floor office which benefits from a separate 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	Availability
1st - Left hand side	325	30.19	Available
1st - Right hand side	445	41.34	Available
1st - Whole	819	76.09	Available

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

Matthew Munday
01252 710822 | 07742 336948
mmunday@curchodandco.com

More properties @ curchodandco.com

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