



Suite 4A, Victoria House

South Street, Farnham, GU9 7QU

Characterful third floor office suite

1,004 sq ft
(93.27 sq m)

- Flexible lease terms available
- Gas central heating
- Sky lights providing natural light
- Meeting room
- Kitchenette
- Passenger lift

Summary

Available Size	1,004 sq ft
Rent	£17,000 per annum
Rates Payable	£8,607.75 per annum
Rateable Value	£17,250
Service Charge	£8,137.17 per annum
EPC Rating	D (97)

Description

The available accommodation is a third-floor office suite, accessible via lift, which is predominantly open plan and includes a meeting room and a kitchenette. It is carpeted throughout and benefits from gas central heating and access to communal WCs. The suite features exposed beams and skylights, providing a bright, characterful workspace.

Location

Victoria House is located within close proximity of the town centre being at the junction of South Street and Union Road and opposite Sainsburys. This is a short walk away from multiple public car parks including the Central and Waggon Yard car park.

Farnham has excellent road communications, the A31 Guildford/Winchester trunk road being within a short distance which provides fast access to the A3 at Guildford and the M3 via the A331.

Farnham's mainline railway station (Waterloo 50/60 minutes) is within close walking distance.

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.

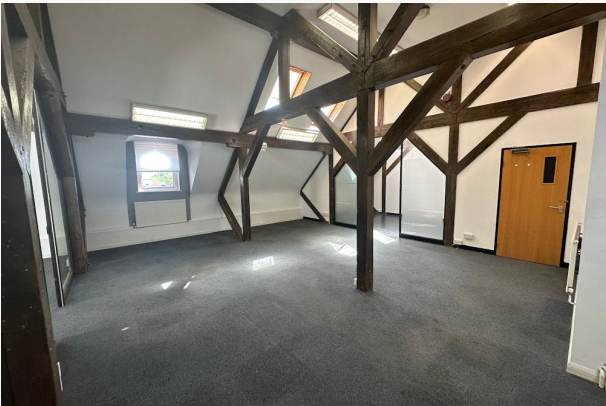
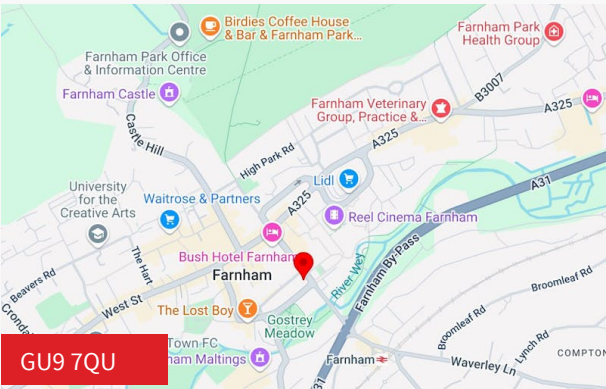
Legal Costs

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

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

More properties @ curchodandco.com

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