



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

CHARACTER SELF-CONTAINED OFFICES

TO LET

*May Also Suit Alternative Users
Including Clinics, Health and Welfare etc*



**3 THE COURTYARD
CLARE PARK
CRONDALL
FARNHAM
GU10 5DT**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: Situated between Farnham and Fleet, the premises enjoy a pleasing and tranquil rural environment with views over surrounding countryside but within a few minutes drive of two busy town centres.

Local shopping is available in Crondall, and Farnham is close at hand offering a variety of shops including multiples and independent boutiques together with Sainsbury's, Waitrose and Lidl supermarkets.

There are mainline stations at Farnham(Alton to Waterloo) and Fleet and Winchfield (Basingstoke to London Waterloo). Junction 5 of the M3 is within a short distance giving access to the national motorway network.

DESCRIPTION: The premises comprises character, single storey offices offering bright, open plan accommodation with IPMS net internal floor areas extending to:

63.71 SQ M (686 SQ FT)

AMENITIES:

- * Male and Female WCs
- * Fitted Kitchenette
- * Heated and Lit Throughout
- * High Ceilings and Period Features
- * On Site Parking

TERMS: Immediately available by way of a new Full Repairing and Insuring lease direct from Freeholder for a term by arrangement.

RENT: £12,000 per annum exclusive.

RATES: Rateable Value £10,000 payable at 49.9p in the £ (2025/2026)
Small Business Rates relief should be available for qualifying occupiers.

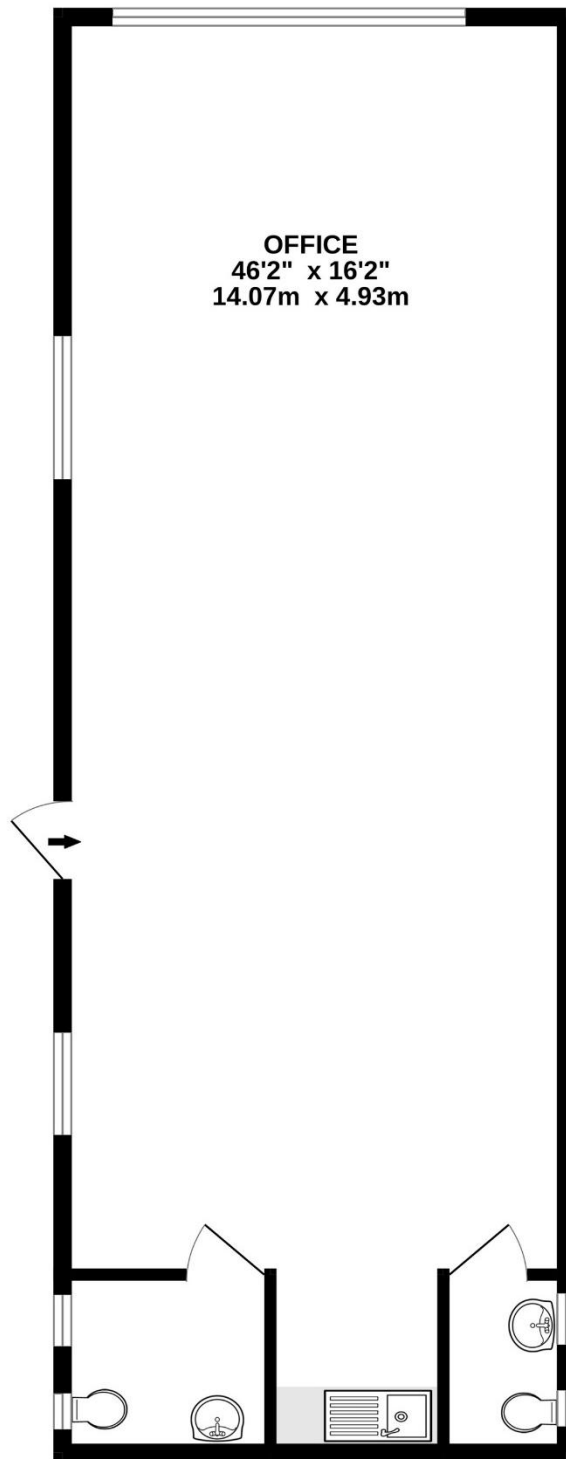
EPC: C 68

VIEWING: By appointment through sole agents **Park Steele 01252 717979**

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction





GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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