



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

RURAL SELF-CONTAINED OFFICES

TO LET

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



**REDLANDS FARM OFFICE
REDLANDS LANE
EWSHOT
FARNHAM
GU10 5AS**

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 pleasant and peaceful environment with views over surrounding countryside but within a few minutes drive of two busy town centres. They are located just to the south of the A287 Farnham/Odiham Road.

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, Lidl supermarkets and M&S Food to open soon. Further shopping is also available in Odiham and Fleet with Aldi, Sainsbury's, Waitrose and M&S Food at the latter.

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, two storey offices offering self-contained accommodation with IPMS net internal floor areas extending to:

First Floor	32.50 SQ M	(350 SQ FT)
Ground Floor	<u>26.20 SQ M</u>	<u>(282 SQ FT)</u>
TOTAL	58.70 SQ M	(632 SQ FT)

AMENITIES:

- * WC and Kitchenette
- * Carpeted, Heated and Lit Throughout
- * Full Fibre Broadband
- * On Site Parking

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

RENT: £10,000 per annum exclusive.

RATES: Rateable Value £9,600 payable at 43.2p in the £ (2026/2027)
Small Business Rates relief should be available making the premises exempt for qualifying occupiers.

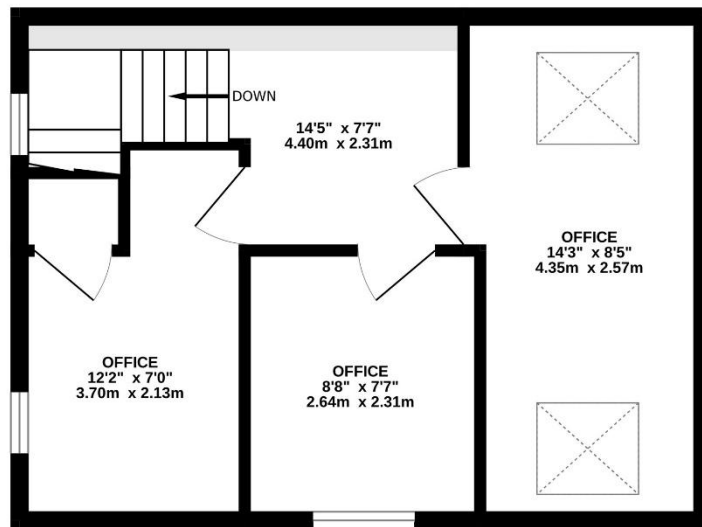
EPC:

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

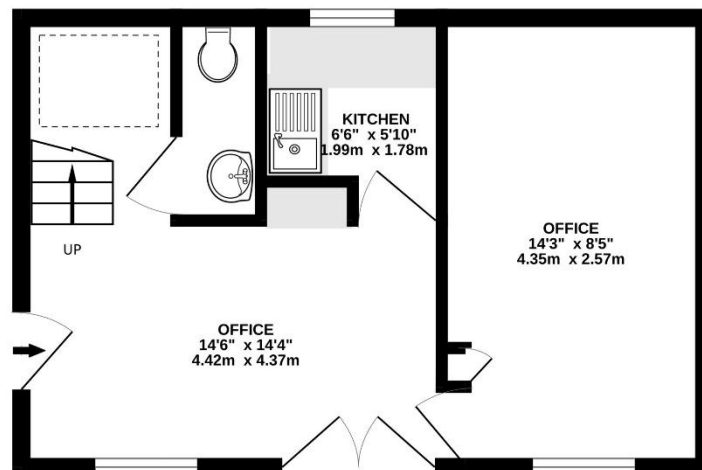
RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

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





1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.

TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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