



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

FIRST FLOOR TOWN CENTRE COURTYARD OFFICE

TO LET

FLEXIBLE LEASE AT INCLUSIVE RENT

Class E - Would Suit Offices, Health and Welfare



**19 EAST STREET
FARNHAM
GU9 7SD**

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: Located in the centre of Farnham on the south side of East Street the offices have a south facing aspect.

The town has an eclectic choice of shopping with national multiples and independent boutiques along with Sainsbury's, Waitrose and Lidl supermarkets.

The mainline station provides a fast and regular service to London Waterloo. The A31 Bypass connects with the A331 and the A3 to the east and in turn the M3 and M25 with the national motorway network beyond.

DESCRIPTION: Comprising a single open plan office overlooking the courtyard, the accommodation comprises IPMS net internal floor area extending to:

19.9 SQ M (214 SQ FT)

AMENITIES:

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

TERMS: The office is available by way of a new lease for a term by arrangement.

RENT: £8,750 per annum ***inclusive of utilities***, payable monthly in advance (£730 per month).

The property is elected for VAT and accordingly this will be applicable to the rent.

RATES: Rateable Value £4,200 payable at 43.2p in the £ (2026/2027)
Small Business Rates relief should be available on these premises making them exempt for qualifying occupiers.

EPC: E102

VIEWING: By appointment through joint sole agents

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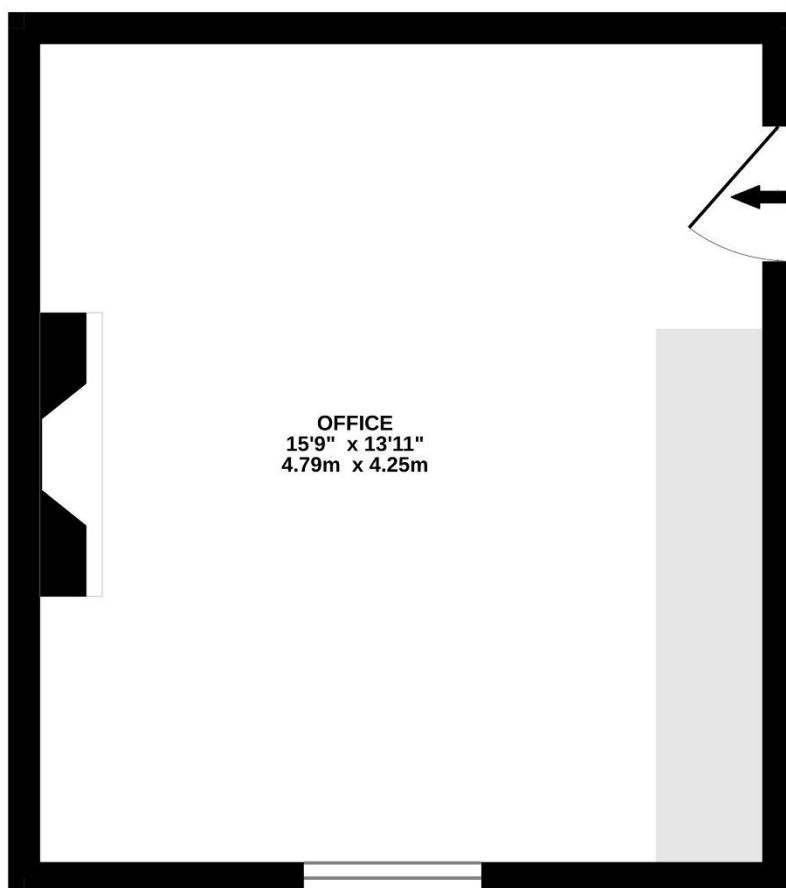
Hollis Hockley
01252 545848

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



WWW.PARKSTEELE.COM



GROUND FLOOR
214 sq.ft. (19.9 sq.m.) approx.

TOTAL FLOOR AREA : 214 sq.ft. (19.9 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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