



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

**DETACHED SELF-CONTAINED OFFICES
HIGHLY SOUGHT AFTER LOCATION**

TO LET

*Would Also Suit Alternative Class E Occupiers
including Leisure and Healthcare etc*



**5 ST GEORGES YARD
CASTLE STREET
FARNHAM
GU9 7LW**

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: St Georges Yard is an attractive courtyard of offices located off Castle Street within the centre of the busy and prosperous market town of Farnham.

Farnham offers a range of shopping facilities including Waitrose, Sainsbury's and Lidl supermarkets along with an eclectic mix of national retailers and independent boutiques, restaurants and cafes.

The A31 by-pass provides direct links with the A3 and via the A331 junction 4 of the M3 with the national motorway network beyond. The towns mainline station provides a fast and regular commuter service to London Waterloo.

DESCRIPTION: The premises comprise modern, detached, self-contained, purpose built office with offices arranged over three floors. The space is versatile and would suit occupiers requiring open plan or cellular space. The Net Internal floor Area measures IPMS 3 extends to:

Second Floor	52.1 SQ M	(561 SQ FT)
First Floor	56.1 SQ M	(604 SQ FT)
Ground Floor	<u>51.1 SQ M</u>	<u>(550 SQ FT)</u>
TOTAL	159.3 SQ M	(1,715 SQ FT)

AMENITIES:

- * Kitchenette & WC Facilities
- * Carpeted and Heated Throughout
- * Bright and Spacious Reception Area
- * Part Furnished
- * Five On Site Parking Spaces

TERMS: Available by way of a new Internal Repairing and Insuring Lease from the Freeholder for a Term to be agreed.

RENT: £50,000 per annum exclusive
The Premises are not elected for VAT and accordingly this will not be applicable to the Rent.

EPC: TBA

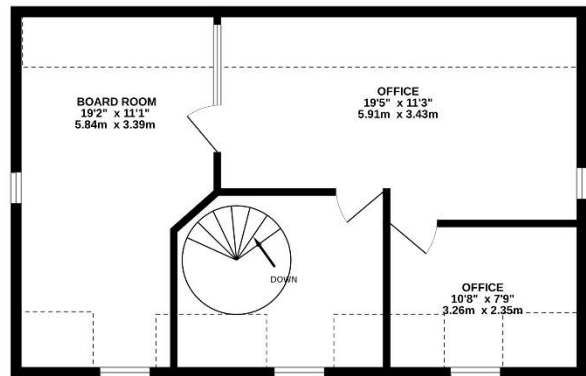
RATES: The floors are currently assessed for Business Rates individually as follows
Ground Floor Rateable Value £10,500
First Floor Rateable Value £11,750
Second Floor Rateable Value £6,400
Parking Rateable Value £2,500
Rates are payable at 43.2p in the £ (2026/2027)

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

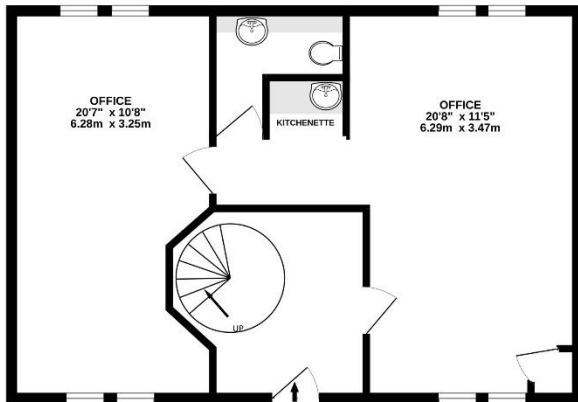
RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

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

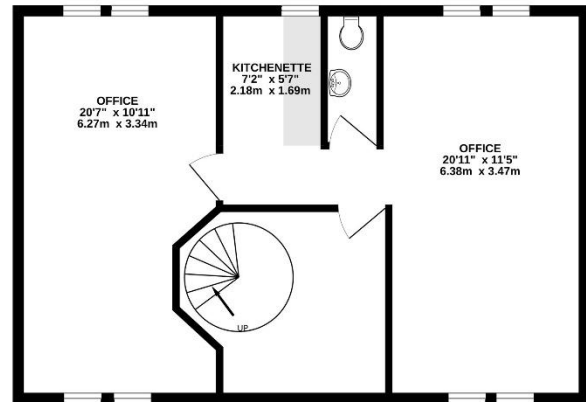




2ND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.

TOTAL FLOOR AREA : 1715 sq.ft. (159.3 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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