



10 Borelli Yard

Farnham, GU9 7NU

Prestige town centre office suites

55 to 394 sq ft

(5.11 to 36.60 sq m)

- Inclusive rent
- Flexible lease terms
- Fully refurbished building
- Shared use of meeting room and podcast studio

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Summary

Available Size	55 to 394 sq ft
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Estate Charge	£528.28 per annum per office
EPC Rating	Upon enquiry

Description

The available suites are located in this two storey office building, the majority of which is occupied by a financial services business.

Location

The property is situated in an unrivalled town centre location within the highly acclaimed Borelli Yard courtyard development, being within a few yards of The Borough and the Central car park. The town's range of shops, restaurants and other facilities are within a short walking distance.

Road communications from Farnham provide easy access to the M3 via the A331 and to the M25 via the A31/A3. Farnham mainline railway station is within a short distance (Waterloo approximately 50 minutes).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Suite 1	55	5.11	£321 /month	Available
1st - Suite 2	175	16.26	£975 /month	Available
1st - Suite 3	164	15.24	£925 /month	Available
Total	394	36.61		

Terms

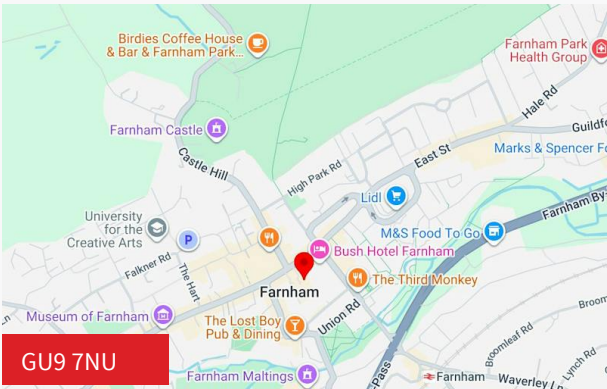
The suites are available on new internal repairing leases for terms to be agreed. The rents quoted are inclusive of shared use of meeting room and podcast room, furniture, utilities, building insurance, cleaning, window cleaning, shared use of kitchen, broadband and common part building repairs. The only additional outgoing would be for business rates (small business rates relief should apply) and a contribution towards the Borelli Yard estate charge. Tenants are required to redecorate their office on exit.

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.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the transaction.



Viewing & Further Information

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