

**PROPERTY DETAILS**

**OFFICE / D1 SUITE  
TO LET**

<b>Location:</b>	<b>FARNHAM, SURREY</b>
<b>Property:</b>	<b>The Chestnuts, 18 East Street GU9 7SD</b>
<b>Size:</b>	<b>693 Sq Ft (64.37 Sq M)</b>



- **Prominent Town Centre Position**
- **Adjacent to New Brightwells Development**
- **On Site Private Car Parking**
- **Ground Floor Suite**
- **B1 Office and D1 Uses**

**CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS**

The Granary  
1 Waverley Lane  
Surrey GU9 8BB  
[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



## Location

A31 Trunk Road: 0.3 miles

Farnham Mainline Train Station: 0.4 miles

01252 794144

ot@traynorryan.co.uk

## Description

Ground floor office in small privately owned detached building. The office is divided into two working areas by a demountable partition to form an open plan office if required. Good natural light, gas central heating, crossflow natural ventilation. Shared intercom with spacious front reception area in addition to private self contained rear access if required. 2 Car spaces are included. Shared WCs and kitchenette.

## Floor Areas

The property has been measured in accordance with International Property Measurement Standards 3, 2<sup>nd</sup> edition and has floor area totalling 693 sq. ft (64.37 Sq. M)

## Rent

£17,500 per annum.

## Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, heating, common items, water rates, common cleaning, maintenance and refuse charges may be chargeable by way of service charge.

## Lease

A new lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

## Business Rates

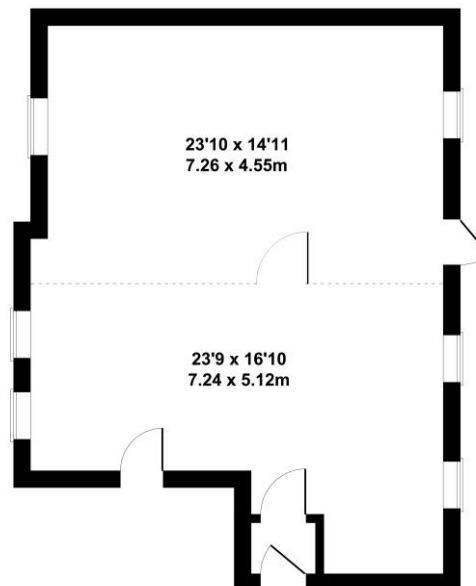
No business rates are payable by small businesses once the current assessment is split. A proposal will be made to split the assessment.

## Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

## Costs

All legal costs to be borne by the ingoing tenant.



Not to Scale. Produced by The Plan Portal 2022  
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