

PROPERTY DETAILS

**OFFICE
TO LET**

Location: FARNHAM / SURREY

Property: 4 Hop Poles, Runfold St George, GU10 1PL

Size: 1,686 Sq Ft (156.66 Sq M)



- **Modern office converted 2018**
- **Conveniently located**
- **Contemporary open plan studio**
- **Semi-rural courtyard location**
- **Ample car parking**

**CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS**

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Location

2.5 miles East of Farnham market town centre.

A31 Dual carriageway (Farnham – Guildford;
Blackwater – M3) : 1 minute drive

Farnham Mainline Rail Station (for London Waterloo
55 mins): 2.5 miles

Description

Converted and extended in 2018 providing a self contained entrance area leading to mainly open plan studio space at first floor level.

- Kitchen, shower & WCs
- Contemporary office studio space
- Central heating
- Double glazing
- High insulation
- Broadband
- Ample parking area and communal grounds

Floor Areas

The property is measured in accordance with RICS Property Measurement Standards, 2st edition and has the following IPMS 3 – Office floor area:

		<i>Sq M</i>	<i>Sq Ft</i>
Ground Floor:	Reception /		
	Kitchen:	3.19	35
First Floor :	Office:	124.61	1,341
	Low height:	28.86	310
	Total:	156.66	1,686

Outgoings

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

Lease

Assignment of an existing lease is available on the following terms:

Expiry:	1 October 2027
Unexpired Term:	Approximately 3 years and 4 months
Passing Rent:	£21,500 per annum exclusive
Permitted Use:	Office use
Internal Repairs:	Yes
External Repairs:	By way of service charge
Insurance:	Service charge
Service Charge:	£6,600 capped
Break Option:	On or after 1 October 2025 with 6 months' notice
Rent Review:	9 September 2027
Security Deposit:	£3,500
LTA 1954:	Excluded

Alternatively a new lease on new terms can be agreed with the freeholder.

Business Rates

Rateable value £16,750.

Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144 | ot@traynorryan.co.uk

Costs

All legal costs to be borne by the ingoing tenant.



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC: B Published: 06/2024**



Floor Plan

Approximate Gross Internal Area
1938 sq ft - 180 sq m



Not to Scale. Produced by The Plan Portal 2022
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