

## PROPERTY DETAILS

OFFICE  
TO LET

Location:	FARNHAM, SURREY
Property:	Acorn House, 25 East Street, GU9 7SD
Size:	590 Sq Ft (54.7 Sq M)



## Key Features

- **Prominent town centre location**
- **Newly refurbished**
- **Central heating**
- **Solid oak floors**
- **Shared video conferring / meeting room**
- **Private ground floor entrance**

CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS

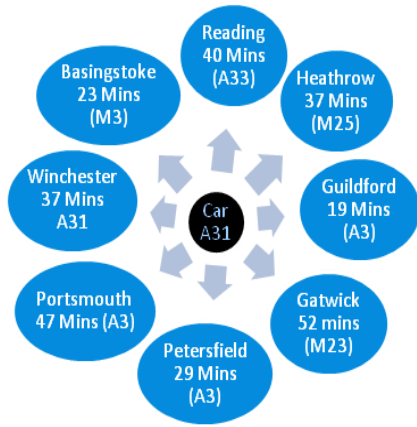
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## Location



- Surrey / Hampshire borders
- Historic affluent market town
- Commuter belt
- Local population 35,000
- District population 600,000 within 20 km
- Town Centre location
- Traditional market town retail facilities
- Independent and multiple restaurants and leisure
- London Waterloo 57 minutes every half hour
- Connecting to Gatwick and Reading

## Description

This period property offers self contained office accommodation with a private entrance on ground floor. The property is centrally heated, alarmed and is arranged for hybrid open plan or cellular use. WC facilities, kitchenette, are shared. The property has distributed phone and data points and is carpeted throughout

- Prominent gateway to town centre
- Newly refurbished
- New plaster ceilings, lighting
- Solid wood floor & new carpet
- New perimeter trunking
- Superb interior presentation

## Floor Areas (NIA)

Ground	590 sq ft	54.7 Sq m
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## Car Parking

The property is well located for the towns central and peripheral car parks.

## Lease

A new lease is available on flexible terms to be arranged outside the provisions of the landlords and tenant act.

## Rent

£10,500 per annum exclusive of all other outgoings (and VAT if applicable)

## Business Rates

Included within service charge.

## Outgoings

The cost of buildings insurance, water rates, cleaning, maintenance and refuse charges etc are administered via a service charge.

## Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

## Costs

All legal costs to be borne by the ingoing tenant.



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**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.