

PROPERTY DETAILS

OFFICE
TO LET

Location:	FARNHAM, SURREY
Property:	Bridge House, South Street, GU9 7RE
Size:	1,885 – 7,500 Sq Ft



Key Features

- **Prominent Town Centre Building**
- **Close to station**
- **Car parking**
- **Redecorated and presentable**
- **Central heating**
- **Open park views**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

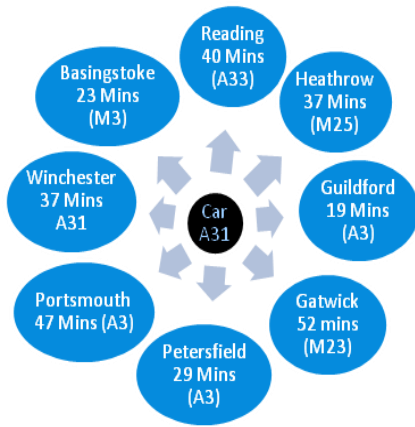
Ryjas House
Upper Bourne Lane
Farnham
Surrey GU10 4RG

T. 01252 794144
F. 01252 794166

E. info@traynorryan.com
www.traynorryan.com



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

Offices offering exceptionally bright open plan office accommodation. Newly refurbished in part and well presented to a good centrally heated specification with a ceiling height of 2.55 m

- New UPVC double glazing
- New carpet
- New suspended ceiling
- Integral lighting
- Entry phone
- Share WC

Floor Areas (GIA)

First Floor Rear: 1,885 sq ft
Second Floor Rear: 1,925 Sq ft*
Second Front : 3,800 Sq ft*

* Provisional to be verified

Car Parking

The property has 16 car parking spaces.

Lease

A new leases are available.

Rent

Incentives available on application. Rent £10 psf.

Business Rates

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, water rates, cleaning, maintenance etc by service charge.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

Costs

All legal costs to be borne by the ingoing tenant.

TRAYNOR RYAN

01252 794144

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