

PROPERTY DETAILS

OFFICE BUILDING
TO LET

Location:	FARNHAM, SURREY
Property:	Merton House, Clayton Court, Downing Street, GU9 7PG
Size:	830 Sq Ft (77.1 Sq M)



Key Features

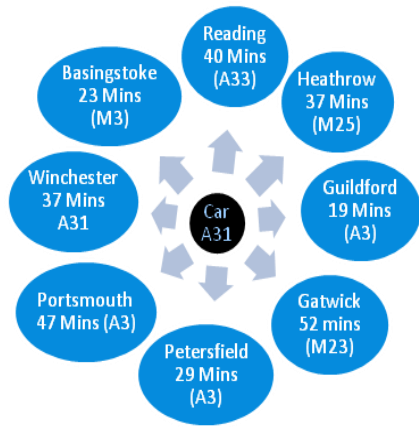
- Modern Self Contained Office Building
- Heart of Town Centre
- Peaceful Location
- Central Heating
- Rare small office building
- INITIAL RENT ONLY £5 psf

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

Merton House was built approximately 1985 to a modern standard set in a beautiful tranquil courtyard with views to St Andrews Church yet only yards from one Farnham's Prime shopping streets and restaurants.

- Entirely self contained building
- Traditional construction
- Central Heating
- Fluorescent Lights
- Courtyard Location
- Fully repaired.

Floor Areas (Net Internal Area)

Floor	Description	Area sq ft
Ground	Offices	319
	Stores	12
First	Offices	319
	Kitchenette	31
	Stores	31
		<hr/>
	Reception	117
TOTAL		830

Car Parking

The property ideally located for all town centre car parks.

Lease

A new FRI lease is available on terms to be agreed.

Rent

The initial rent is only £5 psf. Thereafter £15,000 per annum exclusive of all other outgoings (and VAT if applicable)

Outgoings

All utilities are the responsibility of the tenant.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £10,000. The UBR (2009/2010) is 0.485. Normal rates payments = RV x UBR. Exceptions occur due to:

- transitional relief and / or
- small business relief (normally where RV < £10,000)

Rates generally rise annually according to inflation. Contact Waverley for more information.

Costs

All legal costs to be borne by the ingoing tenant.

TRAYNOR RYAN

01252 794144

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